

Windsong Condominiums
Annual Members Meeting
East Clubhouse
March 28, 2017

Call to Order and Establish Quorum: President, Dianne Stains, called the meeting to order at 6:00 p.m. in the East Clubhouse at Windsong. Quorum was established with 26 attendees and 40 proxies.

Board Members Present: Dianne Stains, Evie Pottenger, Dwayne Irvan, Shelby Crump and Bruce Goldberg

CPMG Team Present: Debra Vickrey, Association Manager, Lina Kyle, Deputy Project Manager, and Brittany Chiles, Assistant.

Ryan Hurley, Assured Partners:

- Ryan spoke about the trends in insurance claims, and the process for Windsong's open claim for hail damage to the roofs. He explained how homeowner HO6 insurance and loss assessment coverage are utilized when the Association is responsible for a large deductible.

Approval of 2016 Annual Meeting Minutes:

- **Motion** to approve the 2016 annual meeting minutes, as presented, was duly made, seconded and passed unanimously.

Annual Report: President, Dianne Stains

- Dianne gave a brief summary of accomplishments including the completion of the painting/siding, the upcoming installation of a key card system for the pools, and the work beginning on the removal of dead landscaping.
- Illegal dumping, major unanticipated expenses for broken water lines and drainage repairs, and the continued issue of irresponsible pet owners were listed as challenges for the past year.

Financial Report: Treasurer, Evie Pottenger

- Evie gave a financial update.

Board Member Election:

Dianne Stains, Evie Pottenger and Dwain Irvan indicated their interest in being reelected to the Board.

Nominations from the floor:

Elizabeth McGuire was nominated by Shelia Traister.

Motion to close nominations was made was duly made, seconded and passed unanimously.

Motion to elect Dianne Stains, Evie Pottenger, Dwain Irvan to 3-year terms and Elizabeth McGuire for a two-year term by acclamation was duly made, seconded and passed unanimously. One seat remains open.

Homeowner Forum:

- Maintenance issues were reported.
- Concerns were expressed that during snow removal the hydrants are getting covered up.
- There were requests for new and sturdier pool furniture.
- Frustration was expressed regarding loose cats in the community.
- There was discussion about reprogramming one of the deteriorating tennis courts to a new use.

Motion to adjourn at 7:45 p.m. was duly made, seconded and passed unanimously.

Minutes approved:

 3-26-18
Board President Date