

MINUTES OF 2017 ANNUAL MEETING  
OF THE  
MEMBERSHIP  
OF  
TEMPLE WYNDHAM HILL HOMEOWNERS' ASSOCIATION, INC.

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The annual TEMPLE WYNDHAM HILL HOMEOWNERS' ASSOCIATION, INC. ("the Association") meeting of the membership was held at 6:00 pm February 23, 2016 at Memorial Baptist Church, 6161 S. 5<sup>th</sup> Street, Temple, Texas. Present were Board Members Gary Freytag, Kelli Kelemen, Jim Howe, HOA Manager, Glen Colby and Colby Property Management staff members Paula Bidwell and Gail Lockhart. Members in attendance are listed on the attached sign-in register.

**Welcome & Call to Order** – President Gary Freytag, called the meeting to order, welcomed and thanked members and guests for their attendance, and introduced board members. Following introductions, the President turned the meeting over to Mr. Colby for presentation of minutes and financial reports.

**Minutes** – Minutes of the February 18, 2016 annual meeting were approved as posted on the website.

**Financial Report** – Mr. Colby presented the 2016 year-end Balance Sheet and Income Statement, with a detailed review of Association revenue and expense. Following transfer of \$49,000.00 to the Capital Reserve Account, 2016 net revenue was \$3, 713.65. 2016 year-end bank balances were \$28,918.65 in the Operating Account, and \$60,899.39 in the Capital Reserve Account.

**2017 Budget** – Mr. Colby detailed the board-adopted 2017 budget, projecting break-even net revenue after transfer of \$27,300.00 to the Capital Reserve Account. Annual member dues remain \$190 for 2017, however with the swimming pool planned to come on line next spring, annual dues will likely increase by \$15.00 in 2018 and \$15.00 in 2019.

**2017 Directors** – Gary Freytag, Kelli Kelemen, and Jim Howe agreed to continue serving as Association directors for 2017.

**Presidents Report - 2016 in Review** – President Freytag provided members with a brief overview of 2016 Association activities and accomplishments. Completion of the West phase provides two entrance and exit points for Wyndham Hill, providing better traffic circulation. More than 60 new homes were sold in Wyndham Hill during 2016. The Association Website continues to provide members with timely news and events information while providing Association transparency with downloadable Association documents, including financials and minutes. Members access to their personal HOA account is also through the website and includes access to monthly financial reports. National Night Out held October 4<sup>th</sup> in the park. Mrs. Keleman, Committee chairman, informed members that Colby Property Management provided a "Bounce House" for the kids and Omega Homes donated refreshments. Both Temple Fire and Police departments

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were represented and some 250 residents attended. The event will be held again this year with the date to be announced. It will be even bigger and better.

**Developer Report** – Jim Howe, representing developer, Belfair Development, Inc., updated members on development projects, including the community swimming pool. 85-lot Phase V (West portion, north of Wyndham Hill Parkway), completed in August, is building out rapidly and 70-lot Phase VI (South of existing homes) is under construction and projected for completion in May. Plans are to complete construction of the swimming pool by May, 2018. Design work will begin in March and input will be sought from pool companies, pool service companies, and other HOA's with pools. The project will include a pool, kiddie pool, dressing and bathrooms, fencing (with mag-card access gate), furniture, landscaping, and irrigation. Upon completion, the facility constructed in the park, just north of the pavilion, will be dedicated by the Developer to the Association. The City walking/jogging trail to be built in the public portion of Wyndham Hill Park (north of the pool area), is in final engineering and should go out to bid in March and is estimated to be completed in July.

**Manager's Report.** Mr. Colby reported that 2016, Association membership increased from 241 to 309. Covenant Violations issued were primarily for on-street parking, landscape maintenance, and Garbage can storage. Holiday parking leeway is given for street-parking from mid-November through early January. Mrs. Keleman announced that the Association is sponsoring an Easter Egg Hunt for the kids in the park on the Saturday before Easter. Contributions will cover the cost of the event. Details will be provided to members by email. Carmel Rey reported a disappointing turnout for the organizational meeting for a community Neighborhood Watch program. Neighborhood Watch signs, provided by Colby Property Management, have been put up around the neighborhood. Another Neighborhood Watch meeting will be scheduled soon. There are presently three board members (one resident and two developer). In 2018, the board will be expanded to five (2 resident and 3 developer). Members interested in serving may be nominated at the 2018 annual meeting.

**Member Dialog – Q&A.**

Swimming Pool. Will the Association have additional liability insurance? *Yes, that is part of the additional expense of having a pool.* Will there be a life guard? *Use of the pool will be at your risk as there will be no life guard.* What about guest use of the pool, hours, unaccompanied children age requirement, etc. *These, and many others, are all policy questions. Policy will be adopted by the board and signs posted at the pool.* If a resident does not use the pool would they have to pay the additional dues? *The dues increase is designed to cover both the*

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*increased cost of pool ownership and a professional Association manager. All members are required to pay the same amount of annual dues, by the governing documents.*

Landscaping. *What about tall shrubbery? Tall is fine, if it is neat and trimmed. Beds are for flowers and shrubs, not grass and weeds. What about wildflowers? We make allowance for wildflowers, however areas must be neat and defined... no whole yard planting allowed, as covenants require 80% grass sod.*

Entrance Gate. *Is it possible to have a gated entrance? The subdivision was not designed to accommodate gated entrances. Present street design is incompatible. Also, gates tend to lend a false sense of security to residents because undesirable elements can always find a way to get in. If the streets are public (not owned and maintained by homeowners), gates must be open during daylight hours.*

Cable Installation. *Is there a timeline for completion? Estimate 2-months start to finish. Destroying landscaping! Suggest photographing and staying in contact with vendors Time Warner and/or Grande.*

**Adjournment.** *There being no other business to come before the members, the meeting was adjourned at 7:30 p.m.*

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James I. Howe, Secretary