

BOARD OF DIRECTORS MEETING MINUTES
TEMPLE WYNDHAM HILL PROPERTY OWNERS' ASSOCIATION, INC.

The quarterly TEMPLE WYNDHAM HILL PROPERTY OWNERS' ASSOCIATION, INC. ("Association") Board of Directors virtual meeting was held via *Zoom* **December 14, 2020**. Present were, directors Kelli Kelemen, Judy Storgaard, Don Ray, Gary Freytag, Jim Howe, and Colby Property Management representatives Glen Colby and Brooke Wesby.

Call to Order & Quorum. President Kelemen called the meeting to order at 10:08 a.m. and presided over deliberations. The secretary certified that a quorum was present.

Minutes. The Minutes of the September 21, 2020 teleconference meeting was approved as previously submitted and posted on the Association website.

Financial Report. Directors accepted the November 30, 2020 financial statement (attached). The report reflects month-end cash balances in the Operating Fund of \$475.79 and Capital Reserve Fund \$57,821.35. Year-end is projected to be negative, due to 2020 capital expenditures for HOA 5th Street fence repairs and an additional play structure.

Manager's Report. Members to date 593. Manager contacts by members have been primarily questions about governing documents and Architectural Review. Most covenant violations are visible trashcans.

Committee Reports. There were no reports.

Old Business. Pool steps repair. Work is complete and Colby Management inspected completed work prior to acceptance and refilling the pool.

New Business.

Annual Meeting. Directors discussed the 2020 meeting format and agreed that questions submitted in writing was an efficient method of controlling the meeting, but that a follow-up question or statement should be permitted. Description of the format will be included in the annual president's letter and in all meeting notices. Directors agreed COVID19 concerns will likely result in postponement of the presently scheduled February meeting, however an annual member meeting must be held at the earliest feasible date. Directors will continue serving until a replacement is elected. Committee reports will include Kids Bicycle Parade, Community-wide Farage Sale, and Neighborhood Watch.

Reserve Study. Directors discussed the *Reserve Advisors* study, agreed with findings, and agreed adequate Association reserves are a must to maintain Wyndham Hill as the premier residential development. The study demonstrates that, in addition to the 2021 \$10.00 annual dues increase to \$230.00, annual dues will need to increase to \$250.00 in 2022. **Directors accepted the study and requested it be posted to the website for all members to see.**

Temporary Signs. During the recent political "season", complaints were received about political signs. Such signs, by Texas statute, are permitted for up to 90-days prior to the election and 14-days after. School and athletic promotion signs are acceptable, as long as they are not objectionable. Contractor "bandit" signs, such as roofing, swimming pool, landscaping, remodeling, etc. are considered unacceptable.

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Roofing. Following detailed discussion, Directors requested the manager to draft HOA policy permitting roof shingle colors such as weathered wood, brown, gray, and black, while prohibiting non-harmonizing colors such as red, blue, green, and white. Metal roofing will also be prohibited.

Executive Session. Directors received a report on delinquent owner dues.

Regular Session Reconvened. No action was taken on executive session discussion.

Next Meeting. 10:00 a.m., March 22, 2021

Adjournment. There being no further business, the meeting adjourned at 11:26 a.m.



James I. Howe, Secretary