

**Winding Cypress
Board of Directors – Annual Meeting November 12, 2020**

Approved Meeting Minutes

Minutes of the Board of Directors meeting of the Winding Cypress Homeowners Association, held on Thursday, November 12, 2020, at 6:00 P.M. Via Zoom Meeting

Board Members Present: Scott Brooks, Patrick Butler, Laura Ray, Steve McNutt

Also Present: Hazel Ward, Property Manager, Steve Anderson, Michael Pollara, and Lauren Layman, Jordan Gilleland with Southwest Property Management Corp. and (63) sixty three members of the association in attendance via Zoom Meeting.

Call Meeting to Order / Certifying Quorum: With a quorum being present, the meeting was called to order by President Scott Brooks at 6:00 P.M.

Reading or Disposal Minutes of the last Members' Meeting: The reading of the minutes was waived and accepted as presented by the membership.

Developer Report: President Scott Brooks provided a developer update.

- Turnover is projected to occur sometime in the first quarter of the coming year 2022. Based on 90% of closed homes (689)

Managers' Report: Property Manager Hazel Ward provided a Managers Report.

Owners Comments:

- Curious when new models will be open.
- Road and landscaping damage caused by construction operations will be repaired. Final lift installed near the end of construction in the area. Street sweeping should be done weekly. Residents are to notify Hazel with issues/problems.
- Speeding in the community-contact Hazel with vehicle information. Developer will not install speed bumps. Do not confront neighbors or vendors.
- Scott Brooks discussed the landscaping contract.
- Residents need to report all issues to Hazel timely. Do not save up for a meeting.
- All existing contracts will be in place at turnover. All have an out clause (30-60 days). Vendors can be changed by the new resident board.
- Discussed mulching and trimming and the timing thereof.
- Hazel will price out variable speed signs.
- Report all streetlight issues to Hazel.
- Discussed golf cart issue in Phase 3 (sidewalk).
- Food quality issue-contact Jordan and/or Hazel directly.

- There will be no keypad for the back gate. Only a bar code reader. For resident and construction use only. All others are to go through the front gate.
- The café is inspected twice a year – is public record.
- Library is available to residents. Need a volunteer to organize the books.
- Draft meeting notes will be posted on the website.
- May begin holding coffee meetings via Zoom.
- Need to report instances of the gate code being give out to Hazel.
- The Fob works at both pedestrian gates (front and back of community).
- If residents see something report it to the authorities.
- Discussed the homeowner's website.
- There are no plans for a roving patrol in the community.

Adjournment:

There being no further business to discuss, a motion to adjourn was made by Resident Steve McNutt was seconded by Resident Lea Wald and passed unanimously. The meeting was adjourned at 6:58P.M.

Respectfully submitted, Hazel Ward, CAM