

Windcrest Homeowners Association
Annual Meeting
Wednesday, June 22, 2022
Wescott Library – Large meeting room

Board Members in attendance: Brenda Higgins, Barb Korngable, Ann Machmeier, Sam Machmeier, Paul Steffen, and Sherrie Sasse. Dave Fearing was absent. Quorum was met; meeting proceeded. Tracey Graff of Association Team Management was in attendance.

The meeting was called to order at 6:30 pm.

Board and Management Introductions: Sam Machmeier (President) introduced herself and the rest of the Board to the members. It was also announced that Barb Korngable is resigning from the Board effective at the end of the 2022 Annual Meeting; her seat will be filled by the Board to finish her term expiring in 2023.

State of the Association: Sam Machmeier presented to the members some of the accomplishments and recent changes to the membership:

1. Maintenance: 25 decks stained, half of all driveways seal coated, 4 aprons/ driveways repaired or replaced, 1 new garage door, 9 pine trees and 1 maple tree removed along with all stumps
2. Landscaping: 13 homes received new landscaping boulders, 18 homes received rock refreshers, 31 news shrubs at 15 homes were added or replaced, 4 homes received grass repair
3. Committees were re-established or newly established:
 - a. Landscaping & Architectural Committee (as prescribed in our By-Laws) who will develop future upgrade plans and have now taken over architectural change decisions to expedite timeframes for members
 - b. Nominating Committee (as prescribed in our By-Laws)who will propose names for each Board seat up for election at the Annual Meeting (this committee operates on a year-by-year schedule and is appointed prior to each Annual Meeting)
 - c. Communications Committee who is responsible for managing the website and ensuring the Membership at large is receiving the information they need
4. Monthly Dues increased to \$220
5. Enacted two new policies:
 - a. Inspection Policy: process of inspecting a living unit when a homeowner or the Board suspects the need to maintenance to the building or property
 - b. Landscaping Policy: establishes standards of appearance, expectations of the Board, application and change process for the Homeowner, and minimum requirements as provided to each unit by the Association
6. New Website launched in October 2021

Secretary's Report: Copies of 2021 minutes were handed out to the members. Paul Steffen moved to "accept the meeting minutes from 2021 without reading aloud". Motion seconded; motion carried.

Treasurer's Report: Financials: Tracey Graff (in Dave Fearing's absence) reviewed the financial reports with the members. The reports included the 2021 audit and financials. James Walker moved to "approve the reports as presented". Motion seconded; motion carried.

Homeowner Forum: The floor was opened to members for questions and concerns. General discussion was held regarding maintenance and future plans for the Association.

Member comments and questions as follows:

1. Request for a list of work to be done: *This will be addressed via the website in the coming months.*
2. Question as to when the concrete work would be completed: *Management will verify the dates with the contractor.*
3. Complaint of that some bushes were trimmed incorrectly: *Management will work with NorthStar to resolve this.*

4. Several requests for a community party, to get to know neighbors: *The Board is looking at having a picnic on Tuesday 8/2/22 for National Night Out. More information to follow.*
5. Several complaints regarding trash hauling: *The Board is looking at other vendors.*
6. Question about installing solar panels on her roof: *The Board will research this possibility.*
7. Question about when the landscaping will start: *Management responded that the weather needs to be cooler for planting bushes on the berms.*
8. Member asked about dishes on the roofs: *The Board will be writing a policy to address this issue.*

Election: There were two (2) seats up for election this year. Sherrie Sasse and Ann Machmeier had fulfilled the 2019-2022 term. The Nominating Committee nominated Carolyn Kosek, Sherrie Sasse and Ann Machmeier to the ballot. There were no nominations from the floor. Ann Machmeier and Carolyn Kosek were elected to the board.

The meeting was adjourned at 7:39 pm.

Ann Machmeier, Secretary