

**WindStone Residential Association**  
**2019 Annual Meeting Minutes**  
**March 25, 2019**

President Rene Straub called the meeting to order at 7:03 pm at the WindStone Golf Course Clubhouse. Directors present: Matt Brown, Debbie Gwaltney, Tonya Holland, Mike Nist, Lynda Pace, Steve Patterson, Art Redfern, Jared Stehney, Rene Straub, Terry Tracy, and Jim Wills. Director absent: Bob Christenson. Guests: Business Manager LeAnn Granic, John Phillips, and 56 residents. Residents were asked to sign-in as they entered the meeting, and were provided with door prize tickets.

President Straub called the meeting to order at 7:03 pm and announced that a quorum had been met (minimum 332 ballots). A total of 356 ballots were returned. Director Pace provided the invocation. President Straub introduced the current WRA Directors and Business Manager LeAnn Granic.

#### Committee Reports

1. Lakes: Director Brown provided an update on the condition of the Lake Wisley spillway and plans to repair it.
2. Roads: Director Patterson provided an update on the Lonesome Dove repair, and addressed actions pertaining to culvert inspections, water diversion efforts within WindStone, and general conditions of the roads.

#### Morris Update:

President Straub introduced Attorney John Phillips, with Baker Donelson Law Firm. Mr. Phillips provided a summarization and update of the legal case surrounding the Morris property. This report was followed by a question and answer period, conducted by Mr. Phillips.

#### Financial Report:

President Straub announced that Financial Manager Julie Shull was unable to attend the Annual Meeting. She stated that a written financial report was available on the sign-in table to anyone who wished to have a copy. President Straub also stated that the WRA annual audit is currently being compiled, and that anyone wishing to receive a copy following its completion could do so by providing their name and address on the audit request sheet or by notifying Business Manager Granic.

#### General Information and Acknowledgments:

President Straub provided a summary of business, maintenance, and miscellaneous activities and improvements that have occurred within WindStone during the past year. She encouraged all residents to contact either the WindStone business office or a Board Member with any questions or concerns about WindStone-related issues.

#### Election Results:

Director Gwaltney introduced the nominees for the Board of Directors: Jordan Allen (Lake Haven), Johnny Barnes (The Overlook), Justin Cash (The Overlook), Lisa Chandler (Lake Haven), and Lynda Pace (Lake Haven/ARB nominee). Director Gwaltney announced that Jordan Allen and Justin Cash would be joining the WRA Board of Directors as at-large members, and that Lynda Pace would retain her position as ARB Chairman. Results of the C&R Amendments vote and Guard Service Survey have not yet been compiled. Residents will be notified once those results become available.

#### Nominating Committee:

President Straub requested nominations for the position of 2020 Board Nominating Committee Chairperson. Lamar Pace volunteered to head this committee. Director Wells, Chairman of the 2019 Nominating Committee, recognized resident members of the committee Becky Shull and Danyne Bharj, and thanked them for their service. Director Wills

thanked Ms. Granic and Director Gwaltney for their assistance during the WRA 2019 election, and recognized departing Board Members Rene Straub and Art Redfern.

Attendees were provided an opportunity to ask questions at multiple junctures during the meeting.

Door Prizes:

Ms. Granic awarded the following door prizes, provided by local businesses: TruValue gift card, Il Primo gift card, Great American Filling Station gift card, WindStone Golf Club free game for four, and a crepe myrtle tree to be installed by Dilbeck Landscaping.

President Straub adjourned the meeting at 8:32 p.m. The date, time, and place of the WRA 2020 Annual Meeting will be announced once they have been determined.

Respectfully Submitted,

Debbie Gwaltney  
Secretary

Rene Straub  
President