

WRA Regular Meeting Minutes
January 10, 2022

President Jim Wills called the meeting to order at 7:00 p.m. This meeting was held virtually on the GoToMeeting platform due to COVID 19 concerns. Directors present: Johnny Barnes, Justin Cash, Debbie Gwaltney, Thomas Hickey, Tonya Holland, Lynda Pace, Terry Tracy, and Jim Wills; Director Doug Ross entered the meeting at 7:08 p.m. Directors absent: None. Guests: Business Manager LeAnn Granic, Financial Manager Lisa Crowder, and seven (7) residents. *Please note: The GoToMeeting platform allows for both visual and telephonic attendance. Directors and residents were informed of the change of venue via email. Instructions on how to attend the meeting were provided by Business Manager Granic. Attendees were identified visually on the platform by name or icon, whether attending visually or telephonically.*

Director Cash made a motion to approve the December 13, 2021, Regular Meeting Minutes. Director Pace seconded. The motion passed.

Financial Report

Financial Manager Crowder and Director Tracy submitted the following Financial Report:

1. Financial Manager Crowder and Director Tracy reviewed the December 2021 financial statement and financial spreadsheet, which had been provided to the members of the board via email prior to the meeting. There were no questions.
2. Several dues payments were lost in the mail between December 8-10, 2021. No late fees were applied to these accounts.
3. Director Cash motioned that the December 2021 Financial Report be accepted. Director Pace seconded. The motion passed.

Business Manager's Report

1. Communications:
 - a. The January 2022 newsletter was emailed to residents and uploaded to the website. Following approval, the December 2021 Regular Meeting minutes will also be uploaded.
 - b. The WRA online resident directory has been updated, new residents have been added to the email notification list and were provided welcome packets and bar codes.
2. Security and Gates:
 - a. Service was scheduled for both the visitor and exit gates.
 - b. Thirty-four (34) bar codes were issued in the past 30 (thirty) days.
3. C&R Issue: Sent C&R fines balance payment plan option to 114 Meadowstone; no response was received from the homeowner.
4. Legal: The Business Manager is continuing to coordinate efforts with the WRA attorney with regard to the HUD complaint.
5. Trash Service: A new trash service agreement has been reached with Stephens Garbage Service. Residents will be notified by the trash company of the new service terms/options.

New Business

1. Future Projects: Preliminary bids have been received for the following as yet unapproved projects. These projects will be discussed in further detail at future meetings.
 - i. Resurfacing of the walking bridge
 - ii. Lake Wisley level control valve
 - iii. 9240 Loch Haven driveway apron
 - iv. 50 Windsor Lane stormwater control measures
 - v. Future sidewalk extensions along Windstone Drive
2. 2022 Board of Directors Election:
 - a. Five (5) Board of Directors seats are up for election in March 2022.
 - i. Two (2) seats are open due to resignation and have one (1) and two (2) term years remaining, respectively.
 - ii. Three (3) seats will be filled for a full term of three (3) years (April 2022-March 2025). This includes the seat of ARB Chairperson.
 - b. Candidates for the WRA Board of Directors must meet the following qualifications:
 - i. Verified homeowner within WindStone.
 - ii. Current with all WRA accounts.
 - iii. Have a strong desire to serve the overall, best interests of the WindStone community.

- iv. Willing to commit to attending Regular Monthly Board meetings (held the second Monday of every month), serve as a Committee Chair and spend the time necessary to fulfill the needs of that committee, and interact with other board members and residents, as necessary.
- c. Nominee Profile Forms are due February 10, 2022. Interested individuals should contact the Business Manager for more information. Ballots for the election will be mailed in early March 2022. A quorum of ballots must be received prior to the commencement of the Annual Meeting, currently scheduled for March 28, 2022.

Unfinished Business

1. WindStone Signage:
 - a. Phase One of the WindStone signage painting project (front gate to digital sign) is complete.
 - b. Director Cash moved that CertaPro be paid \$9,204.00 (nine thousand two hundred four dollars) to complete Phase Two of the signage painting project (all neighborhood identification signs and additional road signs along WindStone Drive as identified within the scope of work). Director Pace seconded. The motion passed.

Committee Reports

1. ARB:
 - a. The ARB has reviewed and approved the following requests from WindStone homeowners in December 2021:
 - i. New shingles (2)
 - ii. Tree removal (1)
2. Lakes: No activity.
3. Trash Service: Please see Business Manager's Report, Item 5.
4. RV Lot: No activity.
5. Roads: No new activity.
6. C&Rs: Please see Business Manager's Report, Item 3.
7. Golf Course: No report.
8. Landscaping: No report.
9. Security/Gates: Please see Business Manager's Report, Item 2.
10. Sewers: No activity.
11. Special Events:
 - a. As has been done previously, last year's Christmas Decorating Contest winners served as judges for this year's contest. They chose the following homes as winners of the Christmas Decorating Contest:
 - i. Heather Watterson, 9474 Lazy Circles Drive
 - ii. Troy and Desiree Wood, 1534 Hawks Landing
 - iii. Rick and Shirley Hicks, 9325 Ancient Oaks Drive
 - b. The holiday lights will be removed during the first week of January 2022, weather permitting.
12. Playground: No activity.
13. Stormwater: No report.

Director Tracy moved to close the Regular Meeting; Director Barnes seconded. The Regular Meeting closed at 7:35 p.m. The next regularly scheduled meeting will be held on February 14, 2022, at 7 p.m. at the Whisper Creek Clubhouse.

Respectfully submitted,

Deborah S. Gwaltney, Secretary

Jim Wills, President