

President Greg Stewart called the meeting to order at 7:00 p.m., at the WindStone Clubhouse. Board member Bob Peck led the invocation.

President Stewart then introduced the current WRA Directors: Cheri Bout, Martha Culpepper, Lana Freeland, Tim Haralson, Bob Peck, Ellen Phillips, John Reeser, Rene Straub, Sandy Thompson, Alan Waxenberg, and Jim Whitmire, as well as Business Manager Jody Hermann and Julie Shull, Financial Manager. Following introductions, Director Phillips noted the Board's appreciation for Greg Stewart's service as president.

Alan Waxenberg, Nominating Committee Chairman, thanked Committee members Lana Freeland and Ellen Phillips and then presented the seven candidates for the 2017-2020 Board of Directors: Lisa Chandler, Debbie Gwaltney, Lana Freeland, Christian McDonald, Steve Patterson, Jared Stehney, and Rene Straub. Director Waxenberg declared Tim Haralson as 2018 Committee Chairman, and residents Linda Lewis and Donna Lamkin volunteered to serve with him.

Erin Patrick and Sam Dowlen, representing the USDA Wildlife Services, presented an extensive explanation about wildlife and prevention of rabies, especially within our area. Anyone who wishes for their contact information should contact the WindStone office.

Dr. John Crawford, resident and Vice-Chairman of the Catoosa Utility District Commission, offered an overview and update of the new CUDA pump station, complete with architectural renderings. Dr. Crawford explained the following:

1. Minimal if any sound will occur from the generator.
2. The structure is designed to closely resemble WindStone's entrance/gatehouse.

Julie Shull observed the Financial Report/Budget

1. E-statements enrollments have increased, although we still have fewer than half enrolled in the ACH bank draft service.
2. Mrs. Shull announced the Association has retained a Collections Attorney.
3. The 2016 financial audit completion and presentation to the Board is anticipated soon. The 2017 Budget was made available.

Jody Hermann announced a quorum was met; the new Board members are Lana Freeland, Debbie Gwaltney, Christian McDonald, Steve Patterson, and Jared Stehney. They will begin their tenure with the April 10th meeting.

Greg Stewart thanked those whose particular assistance this past year has been invaluable: Jack Holloway, John Crawford, Tim and Wes Gilbert, Food City, and all WRA residents who have stepped up to the occasion. He then acknowledged accomplishments within the community, including front curbing renovation, Lake Wisley landscaping, speed bumps changed to speed humps, deletion of rear gate sensors, new front gate bar code operations, Halloween hangtags, and the engagement of a Collections Attorney. President Stewart also stated plans for landscaping to remove and replace trees/shrubs that did not survive the drought as well as the potential for a partial road repair on Lonesome Dove Lane.

Committee Reports:

1. ARB – Jim Whitmire announced the correct procedure for construction, exterior work, and so forth, including, among others, this past year's projects: new homes, landscaping, swimming pools, fences, remodeling, and dead trees.
2. Special Events – Martha Culpepper itemized upcoming dates and information regarding the WRA's annual functions: Easter Egg Hunt, spring and fall yard sales, Fall Festival, and the Christmas/holiday decorating contest. (Please refer to newsletters for complete information.)
3. Security – Tim Haralson explained and answered questions about current plans for bar code expansion to the rear gates to coordinate with the front and, additionally, the barrier arms that will help to prevent unauthorized entry. He also addressed questions regarding potential access from the new pump station, which should be unattainable with the planned layout and landscaping. Moreover, Director Haralson made residents aware of the possibility of moving the exit loop back further on the front exit gate, and consideration of garage/yard sales within our community. Garage/yard sales are not currently permitted inside WindStone.

A question was posed to President Stewart about commercial zoning issue by the Davis farm area for a used car lot. Resident Roger Nelson urged fellow residents to immediately contact Jim Cutler, our Catoosa (WindStone) County Commissioner and/or attend tomorrow evening's meeting when the Catoosa County Commission will vote upon the lot's commercial use.

Following the drawings for door prizes, President Stewart adjourned the meeting at 8:25 p.m.

Respectfully submitted,

Ellen Phillips, Secretary

Greg Stewart, President