



**Winding Creek HOA Board Meeting  
Virtual Meeting on Microsoft Teams  
Monday, October 28, 2024  
6:30 PM**

The following board members were present: Scott Ashe, President; Joseph (JD) Williams, Treasurer; Alan Smith, Vice President; Suzanne Edwards, Secretary; and Brittany Smith, Communications Director.

***I. Call to Order***

Scott Ashe called the meeting to order at 6:43 PM.

***II. Approval of Previous Board Meeting Minutes***

*Scott Ashe made a motion to dispense with the reading of the minutes from the 8/29/2024 meeting and approve them as amended. Alan Smith seconded the motion, all in favor, unanimous.*

***III. Treasurer Report***

**JD Williams** presented the treasury report, noting most expenses for the year have been addressed. \$14,196.49 remains in checking and \$14,064.64 in savings. Reviewed upcoming needs for tree removal on Potter Road. Anticipated remaining costs for the rest of the year are approximately \$10,000.

*No motions presented, and further updates will be shared.*

***IV. Review Board Members***

**Alan Smith** and **Brittany Smith** have completed their terms and will not be seeking re-election. One community member has volunteered to be nominated at the Annual Meeting for the vacant board positions.

*No motions presented, and further updates will be shared.*

***V. 2025 Budget Draft***

**JD Williams** presented a budget draft at the 8/29/24 meeting. Slides for the Annual Meeting presentation meeting will be updated and reviewed by **JD Williams** and **Scott Ashe**. The board

discussed upcoming costs that need to be addressed, such as the front entrance revitalization, pine needle installation, sidewalk repairs by the bridge, and emergency tree removal. There were some foregoing options discussed, as well as additional revenue increase options discussed. The maintenance and cleanup of the creek area was discussed. The landscape company is responsible for clearing debris from the creek area annually. **Scott Ashe** to follow up with landscaper. All to be presented at the annual meeting in November.

*No motions presented, and further updates will be shared.*

## ***VI. Review 2024 Annual Meeting Slides/Due Date***

- Still awaiting front entrance revitalization design. This work will impact the community budget
- The annual expense for pine needles is approximately \$6,000. Opt to have community decide at Annual Meeting.
- Nominations and Committee Updates.
  - Nomination process discussed. HOA board has sent proxies and two have been received to date.
- ARC committee hasn't had many requests this year. Desire for new ARC chair discussed. Appointment at Annual Meeting.
- HOA dues increase discussed. With emergency tree removal expenses, we are over budget. Discussed potential increases and proposed spending.
- Discussed the need for a quorum and options if no quorum is met.

*No motions presented, and further updates will be shared.*

## ***VII. New Business/Upcoming Projects***

- There has been no progress from the vendor in the design of the front entrance
- Lights at the front entrance need to be repaired
- Potential water leak from the irrigation system. **JD Williams** to investigate
- Two trees required removal after the last storm contributing to emergency expenditures
- Children driving golf carts and go carts are still a concern
- Reminder to keep the creek area clean and not blocked and for children playing to clean up after themselves needed
- Annual meeting to be held on 11/11/24 at 7 pm at Oak Grove Baptist Church

## ***VIII. Adjournment***

*Scott Ashe made a motion to adjourn the meeting. Brittany Smith seconded the motion, all in favor, unanimous.*

The meeting was adjourned at 7:18 PM.



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Suzanne Edwards, Secretary