



**Winding Creek HOA Board Meeting
Virtual Meeting on Microsoft Teams
Thursday, July 25, 2024
7:00 PM**

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

I. Call to Order

Scott Ashe called the meeting to order at 7:04 PM.

II. Approval of Previous Board Meeting Minutes

Scott Ashe made a motion to dispense with the reading of the minutes from the June 20, 2024, meeting and approve them as presented. Alan Smith seconded the motion, all in favor, unanimous.

III. Treasurer's Report

Scott Ashe requested the treasury report. JD Williams noted that all dues were received and with projected spend, we will have ~\$400 in surplus in 2024, if there is no unexpected spending in 2024. A high-level plan shows that the community would break even in 2025 if there are no additional expenses from 2024 to 2025 and a \$0 spend by the Social Committee. Therefore, a budget shortfall may occur in 2025, as we expect additional expenses. The committee discusses the community's savings and reserves and notes that they will attach the budget information to the meeting minutes.

No motions presented, and further discussions will be needed.

IV. Appoint Officer to fill Vacancy on Board

Scott Ashe presents the topic of filling the vacancy left by Jerry McClam's resignation to the board. 2 people volunteered and a discussion was held on each candidate.

Scott Ashe made a motion to approve Suzanne Edwards to the board. JD Williams seconded the motion, all in favor, unanimous.

V. Review 2025 Budget Draft

Scott Ashe presented a budget draft for 2025 that contained scenarios we will need to present to the community. The board expects repair and update costs, such as the front entrance revitalization, landscaping, and sprinkler and electrical repairs. They also expect tree trimming, pruning, and/or potential tree removal for 2025. Finally, expect the Social Committee to have some funds made available for community activities.

No motions presented, and further updates will be shared.

VI. New Business/Upcoming projects

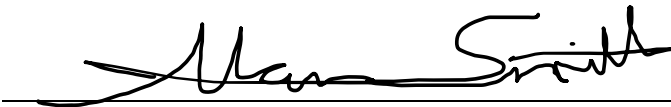
- Finalize detailed budget by 8/25.
- Develop further scenarios for 2025 budget.
- Pothole repairs
- Ongoing concerns with golfcart usage by unlicensed drivers
- Irrigation/Sprinkler system
- Local real estate market and houses for sale
- New developments across and behind the community
- Next meeting schedule for 8/29 at 7PM to work around schedules.

No motions presented, and further updates will be shared.

VII. Adjournment

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

The meeting was adjourned at 7:44 PM.



Alan Smith, Secretary

Current Budget - Current Year
1/1/2024 through 12/31/2024 Using 2024 Budget

7/31/2024

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Category	Actual	2024 Budget	Difference
INCOME	28,775.00	29,078.60	-303.60
Gross Income	28,775.00	29,078.60	-303.60
Capital Contributions	300.00	600.00	-300.00
HOA Dues Payments	28,475.00	28,475.00	0.00
Interest Inc	0.00	3.60	-3.60
EXPENSES	17,352.51	28,954.43	11,601.92
Hospitality Expense	549.24	600.00	50.76
Community Social Expenses	453.29	500.04	46.75
New Resident Package	95.95	99.96	4.01
Insurance Expense	0.00	1,600.00	1,600.00
Liability Insurance D&O	0.00	1,600.00	1,600.00
Landscaping Expense	13,662.63	21,242.18	7,579.55
Front Flower Garden	0.00	600.00	600.00
Monthly Maintenance	7,916.63	14,151.00	6,234.37
Pine Needles	5,746.00	6,000.00	254.00
Meeting Expenses	0.00	100.00	100.00
Facilities Rental Fee	0.00	50.00	50.00
Refreshments	0.00	20.00	20.00
Office Expense	410.40	622.00	211.60
Computer Software	0.00	150.00	150.00
Website Expense	410.40	472.00	61.60
Utilities Expenses	2,548.24	4,365.21	1,816.97
Electric	2,444.22	4,156.45	1,712.23
Water	104.02	208.76	104.74
Postage and Delivery (Business)	182.00	275.04	93.04
Printing and Reproduction (Business)	0.00	150.00	150.00
Net Difference:	11,422.49	124.17	11,298.32