



Winding Creek HOA Annual Meeting

Meeting held at Oak Grove Baptist Church at 4013 New Town Rd, Waxhaw, NC 28173

Thursday, November 09, 2023

7:04 PM

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

I. Call to Order

Jerry McClam, called the meeting to order at 7:04 PM. Jerry announced that we didn't have the presence at the meeting of Members entitled to cast, or of proxies entitled to cast, sixty percent (60%) of the votes to meet the quorum required by the HOA Bylaws for the regular Annual Meeting.

II. Adjournment

Jerry McClam, adjourned the regular Annual Meeting at 7:04 PM.

I. Call to Order

Jerry McClam, called the meeting to order at 7:05 PM, achieving the required quorum of Members based on the HOA Bylaws direction to reduce what constitutes a quorum to one-half of the required quorum in the previous meeting (or 30%). Jerry welcomed everyone and provided an overview of the agenda for the evening's meeting.

II. Approval of the Previous Minutes

Alan Smith asked to forgo the reading of the previous meeting notes. **Alan Smith** summarized that the previous meeting was to prepare for this evening's meeting. **Alan Smith** mentioned that the board has monthly meetings and pointed the attendees to the website and where they can read each month's minutes. **Alan Smith** motioned to dispense with the reading of the minutes from the October 19, 2023 board meeting and approve them as noted. **Scott Ashe** seconded the motion, all in favor, unanimous.

III. Treasurer's Report

JD Williams presented the budget and noted that we are flat from 2022. We are in a good state as of now but will need to revisit the budget in 2024 due to rising landscaping and potential big items needing addressed. JD mentioned that he has put together a 2024 budget and will attach it to the minutes for households to review. **Scott Ashe** motioned to attach the current budget and 2024

budget reports to the minutes from this meeting. Alan Smith seconded the motion, all in favor, unanimous.

IV. Committee Updates and Newsletters

Brittany Smith introduced herself and updated the homeowners on the newsletters and the ARC activities. She reminded homeowners that ARC documentation is on the website and that we are looking for volunteers to serve on the nominating committee. Brittany then talked about the social committee and some of the recent activities they ran, including the costume and home decorating contest. **Scott Ashe** motioned to attach the committee reports to the meeting meetings. **JD Willams** seconded the motion, all in favor, unanimous.

V. New Business/Upcoming Projects

Stormwater: Jerry McClam started the discussion about the stormwater situation from the storm in September. There were discussions on what the county had done, the overall creek system, and the Wesley Chapel fund available to review the neighborhood storm situation. There were multiple concerns brought up on stormwater infrastructure of our neighborhood, as well as those surrounding the community because of the population growth over the past few years.

New neighborhood behind Winding Creek's: Jerry McClam noted that he has spoken to Eagle and brought up concerns on the stormwater and sewer lines that are connecting into Winding Creek's infrastructure. He noted they were required to put in a retention pond and that Eagle is putting in 80 homes with a price point of ~\$400k. He also noted they would start building Jan 1, 2024. There was a question about privacy and maintaining a buffer between the different neighborhoods and Jerry mentioned he had a contact to reach out to about getting additional information on the concern.

Electronic file migration: Jerry McClam reported that the board was looking to make all relative documentation electronic and move away from the paper binders. There was discussion that past board members had USB flash drives they have or could provide. It was noted that the board may be able to use these to help with that migration. It was noted that the board would like to digitize all communications, newsletters, and even yearly HOA dues payments.

Ground Maintenance: Scott Ashe reported that we are putting out a request for proposal for ground maintenance for the next 2 years. He addressed the concerns that will need to be addressed over the next few years, including the entrance, irrigation, bushes, and trees.

CCR Violations: Scott Ashe presented the procedures that will be followed regarding community wide standards and violations of these standards in the neighborhood. This includes warnings and the fine schedule. He noted that the recommended fine schedule has been placed on the website under board resolutions and can be reviewed by every homeowner. Homeowners can bring any concerns of the fee schedule to the board. There were multiple examples discussed during the meeting, but it was determined, based on past board resolutions, that violations are at the discretion of the board.

Open Forum and additional items the board will need to consider:


- Pat and Bob White noted that they could no longer perform the community decorating and the front entrance flowers. The social committee will investigate the decorations and the front grounds will be included in the request for proposals for groundskeeping.

- There was a discussion to find out if we could get a bulk trash pickup and shredding in the neighborhood.
- Concerns were raised of speeding vehicles in the neighborhood, especially by delivery vehicles. There was a question on whether we could get speed bumps. Additional investigation will need to be performed.
- Discussion was held on getting the community involved to help compel some of the local government representatives to pursue much needed road projects. Additional information to be shared with the board.
- A question was raised about the new Board only holding one General Meeting each year going forward. **Scott Ashe** informed those present that the Bylaws only require one regular Annual Meeting to be held of the Members every November based on the anniversary of the first Annual Meeting held; the first Annual Meeting being held on November 10, 2011. **Scott Ashe** also mentioned that the Board was discussing have one open Board Meeting quarterly instead of a second General Meeting as had been held in the past in May. Members asked the Board to reconsider having a second General Meeting in May 2024.

VI. Adjournment

Scott Ashe made a motion to adjourn the meeting. Jerry McClam seconded, all in favor, unanimous.

The meeting was adjourned at 8:15 PM.

A handwritten signature in black ink, appearing to read 'AS', written over a horizontal line.

Alan Smith, Secretary



2023 Annual Meeting

HOA Board of Directors

11/9/2023

Agenda

- ▶ Call to Order (President)
- ▶ Reading of Previous Meeting Minutes (Secretary)
- ▶ Financial Update (Treasurer)
- ▶ Committee Update (Communications)
- ▶ New Business (President)
 - ▶ Stormwater in Community
 - ▶ Electronic File Migration & Resident Directory Updates
- ▶ Community Items (Vice President)
 - ▶ Grounds Maintenance Contract
 - ▶ Violation Fee Schedule
 - ▶ Upcoming Project Needs
- ▶ Adjournment (President)



Meeting Minutes - May Meeting

- ▶ Forgo the reading of the minutes from the October meeting
 - ▶ Summary of meeting:
 - ▶ Approval of September meeting minutes
 - ▶ No committee or treasurer reports
 - ▶ Discussed violation letters and plan for November annual meeting
 - ▶ No motions except to start and adjourn the meeting
- ▶ Monthly meetings are held, usually the 2nd week of the month
- ▶ Website contains all relevant HOA information
 - ▶ [Winding Creek Homeowners Association of Union | HOA in Monroe, NC \(hoawindingcreek.com\)](http://hoawindingcreek.com)



Documents Location



Winding Creek
HOMEOWNERS ASSOCIATION OF UNION

GIVE THANKS

Welcome to Winding Creek

[Edit text](#) [Modify settings](#) [Manage YOTM](#) [Manage rotating photos](#)

FALL NEWSLETTER IS OUT!

REMINDER: The 2023 Annual Meeting is being held on Thursday, November 9th, 2023, at 7:00 p.m. at Oak Grove Baptist Church.

Please send in your proxy form if you are not able to attend so we will have a quorum to hold the meeting.

Homeowners and residents of Winding Creek can [register](#) on this website to:

- Learn about upcoming community events.
- Communicate with Board members and Committee Chairs.
- Access Board minutes, committee reports, treasurer's reports, Board resolutions.
- Locate the Covenants, Declarations, Amendments, Phases, and Plat Drawings for the neighborhood.
- Receive time-sensitive email announcements (examples include meeting dates, payment deadlines, Board nominations and voting deadlines, construction projects having an impact on the community, etc.).

For other questions regarding the website and user registration, please contact the [Communications](#)

Pages

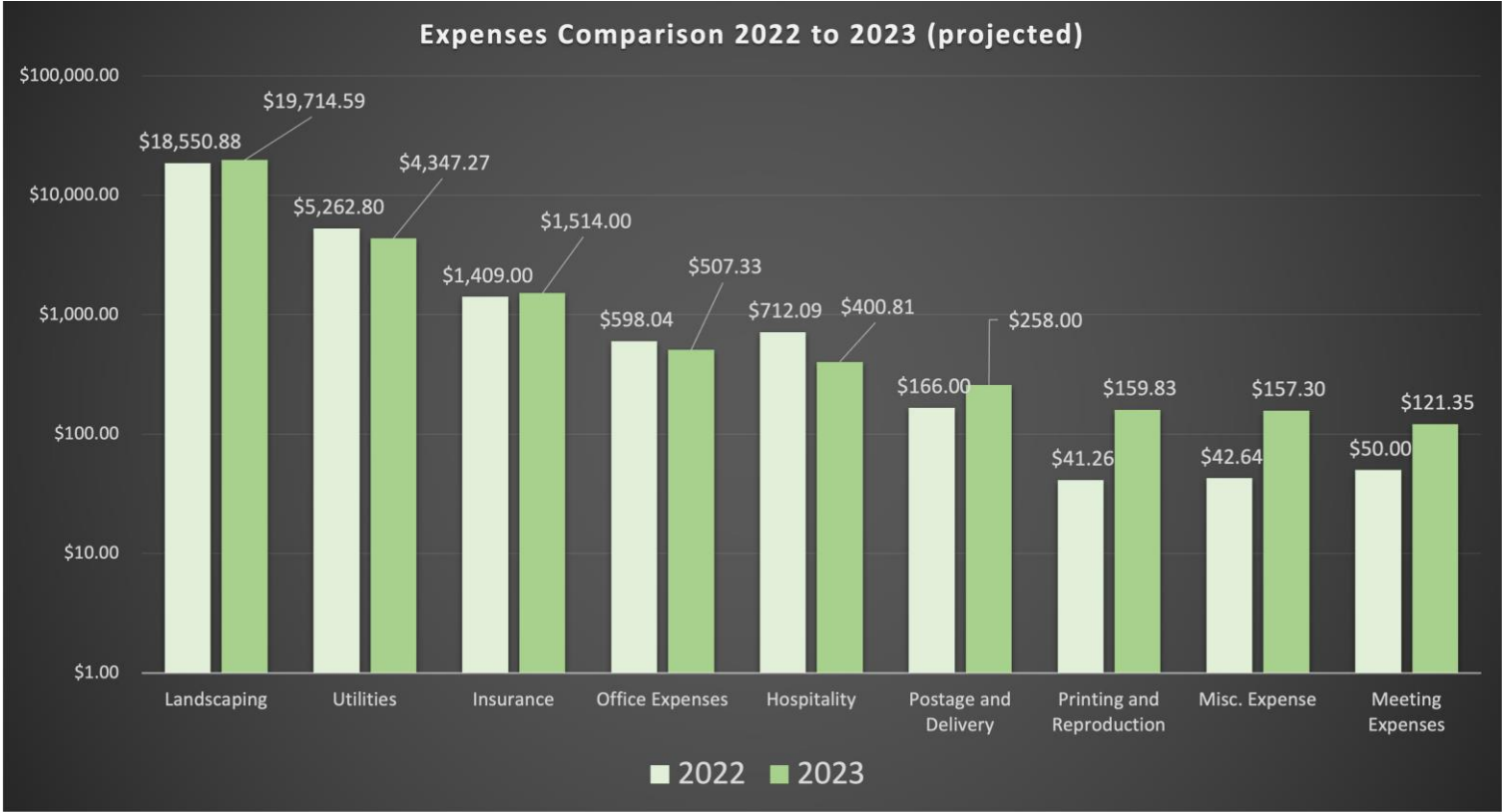
- Home
- Board Members
- Committees
- Contact Form
- Documents
- Pet Directory
- Photo Gallery
- Resident Directory
- Useful Contact Information
 - Winding Creek Maps
 - Newsletters
 - Active Board Resolutions
 - Meeting Minutes
 - For Board Members Only
 - ARC Approvals/Violations
 - For Nominating Committee

Financial Update

- ▶ The Numbers
 - ▶ 2023 Income: \$29,054 (-2% vs 2022)
 - ▶ 2023 Expenses (projected): \$27,180 (+1% vs 2022)
 - ▶ Projected \$1,873 gain into reserves for 2023
 - ▶ Projected total reserves on 12/31/2023: \$31,951
- ▶ Lower income due to less real estate transactions in 2023 generating Capital Contributions funds
- ▶ Expenses grew slightly. Skewed numbers due to large portion of water was paid in 2022 due to leak.
- ▶ We project expenses to increase 5%-6% in 2024, this will likely start to eat into reserves
- ▶ Dues will remain the same for 2024. We will re-evaluate future dues for 2025.



Expenses By Category



Committee Update

- ▶ Architectural Review Committee (Jessica Margonis, Chair)
 - ▶ Accomplishments
 - ▶ 1 request reviewed & approved since June 2023
 - ▶ New volunteers added to committee
- ▶ Nominating Committee (Scott Ashe, Chair)
 - ▶ Future Plans
 - ▶ Recruit volunteers to join committee and start regular meetings in Spring 2024



Committee Update Cont.

- ▶ Social Committee (Jen Ashe, Chair)
 - ▶ Accomplishments
 - ▶ Established team of volunteers and announced new committee to community
 - ▶ Established and held Halloween Costume & Home Decorating contests
 - ▶ Future Plans
 - ▶ Announce and hold Christmas Home Decorating contest



New Business - Stormwater in Community

- ▶ Historic rain event on 9/9/23 (7+ inches in one hour)
- ▶ Flooding occurred on Schiller Dr and Bronte Ln
- ▶ Met with City Council (D. Boyce) and F. Capella
- ▶ Union Co. conducting maintenance to culverts along Potter Rd
- ▶ Wesley Chapel fund set-up for stormwater studies (LaBella Associates)



New Business - Stormwater in Community

- ▶ McGee Brothers subdivision on New Town Rd
 - ▶ 80 homes, 2k-2.6ksqft, all-brick ranch, low 400k
- ▶ McAteer Design Inc. environmental engineering firm
 - ▶ Grading done on Bronte to improve flow and tie into sewer
 - ▶ Retention pond developed to skim and slow release to Molly Branch
 - ▶ Will be converted to permanent after 80% completion of subdivision
- ▶ Inspected and passed by Eagle Engineering



New Business - Electronic File Migration & Residential Directory

- ▶ Discussions underway to identify method for digitizing board binder content
 - ▶ Community Surveys, Board Procedures, ARC Applications, etc.
- ▶ Residential directory updates
 - ▶ Home preferences (email/mail), contact info, etc.



The screenshot shows the homepage of the Winding Creek Homeowners Association of Union website. At the top, there is a logo for 'Winding Creek HOMEOWNERS ASSOCIATION OF UNION'. Below the logo is a large, decorative banner with the text 'GIVE THANKS' surrounded by autumn leaves and pumpkins. Underneath the banner, there is a navigation bar with buttons for 'Edit text', 'Modify settings', 'Manage YOTM', and 'Manage rotating photos'. A 'FALL NEWSLETTER IS OUT!' notice is displayed, followed by a reminder for the 2023 Annual Meeting on Thursday, November 9th, 2023, at 7:00 p.m. at Oak Grove Baptist Church. A red box highlights the 'Resident Directory' link in the right-hand navigation menu. Below the navigation menu, there is a list of links for various website sections, including 'Home', 'Board Members', 'Committees', 'Contact Form', 'Documents', 'Pet Directory', and 'Resident Directory'. A list of community events and notices is also visible, including a reminder to send in proxy forms and a list of links for various community resources like 'Winding Creek Maps', 'Newsletters', and 'Active Board Resolutions'.

Community Items - Ground Maintenance Contract

- ▶ Current contract is with Good Neighbor Landscaping
- ▶ New Ground Maintenance Bid Package Timeline
 - ▶ December 2023
 - ▶ Create ground maintenance bid package that will include alternates and unit prices locked in for two years with option to auto-renew annually with a inflation increase
 - ▶ Contact landscaping contractors to establish a bidders list for the package
 - ▶ January 2024
 - ▶ Bid out the landscaping package
 - ▶ Level the bids and conduct contractor proposal reviews
 - ▶ February 2024
 - ▶ Board awards ground maintenance package
 - ▶ April 2024
 - ▶ New ground maintenance package begins



Community Items - Violation Fine Schedule

- ▶ In August 2023, the Board passed Board Resolution 2023-002 that established a rules violation procedure and violation fine schedule.
 - ▶ CCRs allow the Board to establish a range of penalties for different violations and allows the Board options on how to handle a violation, without laying out a procedure on how to implement these penalties.
 - ▶ Created a multi-step procedure of notification to homeowners of CCR violations with penalties, such as monetary fines or self-help, for a continuing violation.
 - ▶ Created a violation fine schedule based on type of violation and graduated fines based on a continuing violation.
 - ▶ Created to establish a reasonable procedure giving as much leeway as possible to correct a violation before forcing the Board into action.



Community Items - Upcoming Project Needs

▶ Entrance Rehabilitation

▶ Entrance Walls

- ▶ EIFS Replacement for wall and column caps
- ▶ Re-paint fencing that is showing early signs of rust
- ▶ Block work needs minor repairs

▶ Landscaping

- ▶ Replace current landscaping that is mature and overgrown; remove trees
- ▶ Add irrigation to South side of entrance (irrigation on North side only)
- ▶ Replace current landscape lighting that is outdated and not working properly





Thank You!

Questions & Adjournment

HOA Board of Directors

Current Budget - Year to Date

1/1/2023 through 10/19/2023 Using 2023 Budget

10/19/2023

Page 1

| Category | Actual | January 2023 Budget | Difference | Actual | February 2023 Budget | Difference |
|--------------------------------------|-----------------|------------------------|-------------------|------------------|-------------------------|------------------|
| INCOME | 650.19 | 28,525.19 | -27,875.00 | 15,950.24 | 50.24 | 15,900.00 |
| Gross Income | 650.19 | 28,525.19 | -27,875.00 | 15,950.24 | 50.24 | 15,900.00 |
| Capital Contributions | 0.00 | 50.00 | -50.00 | 0.00 | 50.00 | -50.00 |
| HOA Dues Payments | 650.00 | 28,475.00 | -27,825.00 | 15,950.00 | 0.00 | 15,950.00 |
| Interest Inc | 0.19 | 0.19 | 0.00 | 0.24 | 0.24 | 0.00 |
| EXPENSES | 1,507.53 | 1,507.53 | 0.00 | 6,951.33 | 6,875.33 | -76.00 |
| Hospitality Expense | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Community Social Expenses | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| New Resident Package | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Insurance Expense | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Liability Insurance D&O | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Landscaping Expense | 1,024.19 | 1,024.19 | 0.00 | 6,600.19 | 6,524.19 | -76.00 |
| Front Flower Garden | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Monthly Maintenance | 1,024.19 | 1,024.19 | 0.00 | 1,024.19 | 1,024.19 | 0.00 |
| Pine Needles | 0.00 | 0.00 | 0.00 | 5,576.00 | 5,500.00 | -76.00 |
| Meeting Expenses | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Facilities Rental Fee | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Office Expense | 14.99 | 14.99 | 0.00 | 0.00 | 0.00 | 0.00 |
| Computer Software | 14.99 | 14.99 | 0.00 | 0.00 | 0.00 | 0.00 |
| Website Expense | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Utilities Expenses | 396.35 | 396.35 | 0.00 | 351.14 | 351.14 | 0.00 |
| Electric | 314.07 | 314.07 | 0.00 | 314.06 | 314.06 | 0.00 |
| Water | 82.28 | 82.28 | 0.00 | 37.08 | 37.08 | 0.00 |
| Misc. Expense (Business) | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Office Expenses (Business) | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Postage and Delivery (Business) | 72.00 | 72.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Printing and Reproduction (Business) | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Net Difference: | -857.34 | 27,017.66 | -27,875.00 | 8,998.91 | -6,825.09 | 15,824.00 |

Current Budget - Year to Date

1/1/2023 through 10/19/2023 Using 2023 Budget

10/19/2023

Page 2

| Category | March 2023 | | | April 2023 | | |
|--------------------------------------|------------------|------------------|------------------|-----------------|------------------|---------------|
| | Actual | Budget | Difference | Actual | Budget | Difference |
| INCOME | 11,550.42 | 50.42 | 11,500.00 | 425.49 | 50.49 | 375.00 |
| Gross Income | 11,550.42 | 50.42 | 11,500.00 | 425.49 | 50.49 | 375.00 |
| Capital Contributions | 300.00 | 50.00 | 250.00 | 0.00 | 50.00 | -50.00 |
| HOA Dues Payments | 11,250.00 | 0.00 | 11,250.00 | 425.00 | 0.00 | 425.00 |
| Interest Inc | 0.42 | 0.42 | 0.00 | 0.49 | 0.49 | 0.00 |
| EXPENSES | 1,339.24 | 1,339.24 | 0.00 | 1,340.04 | 1,340.04 | 0.00 |
| Hospitality Expense | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Community Social Expenses | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| New Resident Package | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Insurance Expense | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Liability Insurance D&O | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Landscaping Expense | 1,024.19 | 1,024.19 | 0.00 | 1,024.19 | 1,024.19 | 0.00 |
| Front Flower Garden | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Monthly Maintenance | 1,024.19 | 1,024.19 | 0.00 | 1,024.19 | 1,024.19 | 0.00 |
| Pine Needles | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Meeting Expenses | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Facilities Rental Fee | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Office Expense | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Computer Software | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Website Expense | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Utilities Expenses | 315.05 | 315.05 | 0.00 | 315.85 | 315.85 | 0.00 |
| Electric | 315.05 | 315.05 | 0.00 | 315.85 | 315.85 | 0.00 |
| Water | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Misc. Expense (Business) | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Office Expenses (Business) | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Postage and Delivery (Business) | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Printing and Reproduction (Business) | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Net Difference: | 10,211.18 | -1,288.82 | 11,500.00 | -914.55 | -1,289.55 | 375.00 |

Current Budget - Year to Date

1/1/2023 through 10/19/2023 Using 2023 Budget

10/19/2023

Page 3

| Category | Actual | May 2023 Budget | Difference | Actual | June 2023 Budget | Difference |
|--------------------------------------|------------------|--------------------|---------------|------------------|---------------------|---------------|
| INCOME | 475.47 | 50.47 | 425.00 | 0.44 | 50.44 | -50.00 |
| Gross Income | 475.47 | 50.47 | 425.00 | 0.44 | 50.44 | -50.00 |
| Capital Contributions | 0.00 | 50.00 | -50.00 | 0.00 | 50.00 | -50.00 |
| HOA Dues Payments | 475.00 | 0.00 | 475.00 | 0.00 | 0.00 | 0.00 |
| Interest Inc | 0.47 | 0.47 | 0.00 | 0.44 | 0.44 | 0.00 |
| EXPENSES | 2,490.40 | 2,490.40 | 0.00 | 1,564.27 | 1,564.27 | 0.00 |
| Hospitality Expense | 291.91 | 291.91 | 0.00 | 0.00 | 0.00 | 0.00 |
| Community Social Expenses | 215.00 | 215.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| New Resident Package | 76.91 | 76.91 | 0.00 | 0.00 | 0.00 | 0.00 |
| Insurance Expense | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Liability Insurance D&O | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Landscaping Expense | 1,024.19 | 1,024.19 | 0.00 | 1,248.09 | 1,248.09 | 0.00 |
| Front Flower Garden | 0.00 | 0.00 | 0.00 | 223.90 | 223.90 | 0.00 |
| Monthly Maintenance | 1,024.19 | 1,024.19 | 0.00 | 1,024.19 | 1,024.19 | 0.00 |
| Pine Needles | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Meeting Expenses | 50.00 | 50.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Facilities Rental Fee | 50.00 | 50.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Office Expense | 410.40 | 410.40 | 0.00 | 0.00 | 0.00 | 0.00 |
| Computer Software | 410.40 | 410.40 | 0.00 | 0.00 | 0.00 | 0.00 |
| Website Expense | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Utilities Expenses | 314.95 | 314.95 | 0.00 | 316.18 | 316.18 | 0.00 |
| Electric | 314.95 | 314.95 | 0.00 | 316.18 | 316.18 | 0.00 |
| Water | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Misc. Expense (Business) | 157.30 | 157.30 | 0.00 | 0.00 | 0.00 | 0.00 |
| Office Expenses (Business) | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Postage and Delivery (Business) | 186.00 | 186.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Printing and Reproduction (Business) | 55.65 | 55.65 | 0.00 | 0.00 | 0.00 | 0.00 |
| Net Difference: | -2,014.93 | -2,439.93 | 425.00 | -1,563.83 | -1,513.83 | -50.00 |

Current Budget - Year to Date

1/1/2023 through 10/19/2023 Using 2023 Budget

10/19/2023

Page 4

| Category | Actual | July 2023 Budget | Difference | Actual | August 2023 Budget | Difference |
|--------------------------------------|------------------|---------------------|---------------|------------------|-----------------------|---------------|
| INCOME | 0.43 | 50.43 | -50.00 | 0.41 | 50.33 | -49.92 |
| Gross Income | 0.43 | 50.43 | -50.00 | 0.41 | 50.33 | -49.92 |
| Capital Contributions | 0.00 | 50.00 | -50.00 | 0.00 | 50.00 | -50.00 |
| HOA Dues Payments | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Interest Inc | 0.43 | 0.43 | 0.00 | 0.41 | 0.33 | 0.08 |
| EXPENSES | 1,376.05 | 1,376.05 | 0.00 | 2,854.15 | 3,469.83 | 615.68 |
| Hospitality Expense | 0.00 | 0.00 | 0.00 | 0.00 | 97.29 | 97.29 |
| Community Social Expenses | 0.00 | 0.00 | 0.00 | 0.00 | 71.66 | 71.66 |
| New Resident Package | 0.00 | 0.00 | 0.00 | 0.00 | 25.63 | 25.63 |
| Insurance Expense | 0.00 | 0.00 | 0.00 | 1,514.00 | 1,514.00 | 0.00 |
| Liability Insurance D&O | 0.00 | 0.00 | 0.00 | 1,514.00 | 1,514.00 | 0.00 |
| Landscaping Expense | 1,024.19 | 1,024.19 | 0.00 | 1,024.19 | 1,080.89 | 56.70 |
| Front Flower Garden | 0.00 | 0.00 | 0.00 | 0.00 | 56.70 | 56.70 |
| Monthly Maintenance | 1,024.19 | 1,024.19 | 0.00 | 1,024.19 | 1,024.19 | 0.00 |
| Pine Needles | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Meeting Expenses | 0.00 | 0.00 | 0.00 | 0.00 | 16.66 | 16.66 |
| Facilities Rental Fee | 0.00 | 0.00 | 0.00 | 0.00 | 16.66 | 16.66 |
| Office Expense | 0.00 | 0.00 | 0.00 | 0.00 | 60.77 | 60.77 |
| Computer Software | 0.00 | 0.00 | 0.00 | 0.00 | 60.77 | 60.77 |
| Website Expense | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Utilities Expenses | 316.29 | 316.29 | 0.00 | 315.96 | 615.23 | 299.27 |
| Electric | 316.29 | 316.29 | 0.00 | 315.96 | 315.20 | -0.76 |
| Water | 0.00 | 0.00 | 0.00 | 0.00 | 300.03 | 300.03 |
| Misc. Expense (Business) | 0.00 | 0.00 | 0.00 | 0.00 | 17.74 | 17.74 |
| Office Expenses (Business) | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Postage and Delivery (Business) | 0.00 | 0.00 | 0.00 | 0.00 | 36.85 | 36.85 |
| Printing and Reproduction (Business) | 35.57 | 35.57 | 0.00 | 0.00 | 30.40 | 30.40 |
| Net Difference: | -1,375.62 | -1,325.62 | -50.00 | -2,853.74 | -3,419.50 | 565.76 |

Current Budget - Year to Date

1/1/2023 through 10/19/2023 Using 2023 Budget

10/19/2023

Page 5

| Category | September 2023 | | | October 2023 | | |
|--------------------------------------|------------------|------------------|---------------|----------------|------------------|---------------|
| | Actual | Budget | Difference | Actual | Budget | Difference |
| INCOME | 0.35 | 50.33 | -49.98 | 0.00 | 30.85 | -30.85 |
| Gross Income | 0.35 | 50.33 | -49.98 | 0.00 | 30.85 | -30.85 |
| Capital Contributions | 0.00 | 50.00 | -50.00 | 0.00 | 30.65 | -30.65 |
| HOA Dues Payments | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Interest Inc | 0.35 | 0.33 | 0.02 | 0.00 | 0.20 | -0.20 |
| EXPENSES | 1,403.18 | 1,955.80 | 552.62 | 383.60 | 1,137.43 | 753.83 |
| Hospitality Expense | 0.00 | 97.29 | 97.29 | 0.00 | 59.63 | 59.63 |
| Community Social Expenses | 0.00 | 71.66 | 71.66 | 0.00 | 43.92 | 43.92 |
| New Resident Package | 0.00 | 25.63 | 25.63 | 0.00 | 15.71 | 15.71 |
| Insurance Expense | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Liability Insurance D&O | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Landscaping Expense | 1,086.56 | 1,080.89 | -5.67 | 0.00 | 662.48 | 662.48 |
| Front Flower Garden | 0.00 | 56.70 | 56.70 | 0.00 | 34.75 | 34.75 |
| Monthly Maintenance | 1,086.56 | 1,024.19 | -62.37 | 0.00 | 627.73 | 627.73 |
| Pine Needles | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Meeting Expenses | 0.00 | 16.66 | 16.66 | 0.00 | 10.21 | 10.21 |
| Facilities Rental Fee | 0.00 | 16.66 | 16.66 | 0.00 | 10.21 | 10.21 |
| Office Expense | 0.00 | 60.77 | 60.77 | 22.17 | 37.25 | 15.08 |
| Computer Software | 0.00 | 60.77 | 60.77 | 0.00 | 37.25 | 37.25 |
| Website Expense | 0.00 | 0.00 | 0.00 | 22.17 | 0.00 | -22.17 |
| Utilities Expenses | 316.62 | 615.20 | 298.58 | 361.43 | 315.77 | -45.66 |
| Electric | 316.62 | 315.20 | -1.42 | 317.31 | 193.19 | -124.12 |
| Water | 0.00 | 300.00 | 300.00 | 44.12 | 122.58 | 78.46 |
| Misc. Expense (Business) | 0.00 | 17.74 | 17.74 | 0.00 | 10.87 | 10.87 |
| Office Expenses (Business) | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Postage and Delivery (Business) | 0.00 | 36.85 | 36.85 | 0.00 | 22.59 | 22.59 |
| Printing and Reproduction (Business) | 0.00 | 30.40 | 30.40 | 0.00 | 18.63 | 18.63 |
| Net Difference: | -1,402.83 | -1,905.47 | 502.64 | -383.60 | -1,106.58 | 722.98 |

Current Budget - Year to Date

1/1/2023 through 10/19/2023 Using 2023 Budget

10/19/2023

Page 6

| Category | 1/1/2023 Actual | - Budget | 10/19/2023 Difference |
|--------------------------------------|--------------------|------------------|--------------------------|
| INCOME | 29,053.44 | 28,959.19 | 94.25 |
| Gross Income | 29,053.44 | 28,959.19 | 94.25 |
| Capital Contributions | 300.00 | 480.65 | -180.65 |
| HOA Dues Payments | 28,750.00 | 28,475.00 | 275.00 |
| Interest Inc | 3.44 | 3.54 | -0.10 |
| EXPENSES | 21,209.79 | 23,055.92 | 1,846.13 |
| Hospitality Expense | 291.91 | 546.12 | 254.21 |
| Community Social Expenses | 215.00 | 402.24 | 187.24 |
| New Resident Package | 76.91 | 143.88 | 66.97 |
| Insurance Expense | 1,514.00 | 1,514.00 | 0.00 |
| Liability Insurance D&O | 1,514.00 | 1,514.00 | 0.00 |
| Landscaping Expense | 15,079.98 | 15,717.49 | 637.51 |
| Front Flower Garden | 223.90 | 372.05 | 148.15 |
| Monthly Maintenance | 9,280.08 | 9,845.44 | 565.36 |
| Pine Needles | 5,576.00 | 5,500.00 | -76.00 |
| Meeting Expenses | 50.00 | 93.53 | 43.53 |
| Facilities Rental Fee | 50.00 | 93.53 | 43.53 |
| Office Expense | 447.56 | 584.18 | 136.62 |
| Computer Software | 425.39 | 584.18 | 158.79 |
| Website Expense | 22.17 | 0.00 | -22.17 |
| Utilities Expenses | 3,319.82 | 3,872.01 | 552.19 |
| Electric | 3,156.34 | 3,030.04 | -126.30 |
| Water | 163.48 | 841.97 | 678.49 |
| Misc. Expense (Business) | 157.30 | 203.65 | 46.35 |
| Office Expenses (Business) | 0.00 | 0.00 | 0.00 |
| Postage and Delivery (Business) | 258.00 | 354.29 | 96.29 |
| Printing and Reproduction (Business) | 91.22 | 170.65 | 79.43 |
| Net Difference: | 7,843.65 | 5,903.27 | 1,940.38 |

Historical Budget - 2024
1/1/2024 through 12/31/2024 Using 2024 Budget

11/9/2023

Page 1

| Category | Actual | 2024 Budget | Difference |
|--------------------------------------|-------------|------------------|-------------------|
| INCOME | 0.00 | 29,078.60 | -29,078.60 |
| Gross Income | 0.00 | 29,078.60 | -29,078.60 |
| Capital Contributions | 0.00 | 600.00 | -600.00 |
| HOA Dues Payments | 0.00 | 28,475.00 | -28,475.00 |
| Interest Inc | 0.00 | 3.60 | -3.60 |
| EXPENSES | 0.00 | 27,442.16 | 27,442.16 |
| Hospitality Expense | 0.00 | 600.00 | 600.00 |
| Community Social Expenses | 0.00 | 500.04 | 500.04 |
| New Resident Package | 0.00 | 99.96 | 99.96 |
| Insurance Expense | 0.00 | 1,600.00 | 1,600.00 |
| Liability Insurance D&O | 0.00 | 1,600.00 | 1,600.00 |
| Landscaping Expense | 0.00 | 20,099.18 | 20,099.18 |
| Front Flower Garden | 0.00 | 600.00 | 600.00 |
| Monthly Maintenance | 0.00 | 13,008.00 | 13,008.00 |
| Pine Needles | 0.00 | 6,000.00 | 6,000.00 |
| 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 | 0.00 | 622.00 | 622.00 |
| Computer Software | 0.00 | 150.00 | 150.00 |
| Website Expense | 0.00 | 472.00 | 472.00 |
| Utilities Expenses | 0.00 | 3,995.94 | 3,995.94 |
| Electric | 0.00 | 3,787.18 | 3,787.18 |
| Water | 0.00 | 208.76 | 208.76 |
| Postage and Delivery (Business) | 0.00 | 275.04 | 275.04 |
| Printing and Reproduction (Business) | 0.00 | 150.00 | 150.00 |
| Net Difference: | 0.00 | 1,636.44 | -1,636.44 |

COMMITTEE REPORT

Winding Creek HOA Architectural Review Committee Report to the Board of Directors

November 2023

Committee Members

Jessica Margonis, Chair

Dean Margonis, member

Marlene McClam, member

Lonnie Langston, member

Londia Langston, member

Committee Meetings are scheduled on an “as-needed” basis based on applications submitted or as requested by a member of the committee.

Narrative

This committee was established to review and act upon all applications for architectural changes or improvements to a Lot within the Community that are visible from the outside of a structure.

Notes and Decisions

Accomplishments

- ARC received 1 application since June 2023. The committee members met to discuss and walk the site for the proposed plans. An approval letter was issued to the residence at 1602 Schiller for a porch extension.

Next Steps

- ARC will walk site at 1602 Schiller when work is completed to ensure plans were followed as discussed.
- Application to replace mailbox is forthcoming. I sent resident application to complete and submit back to ARC for review.

Respectfully Submitted,

Jessica Margonis, Chair

COMMITTEE REPORT

Winding Creek HOA Social Committee Report to the Board of Directors

November 2023

Committee Members

Jen Ashe, Chair

Grace Cappella, member

Troyce Fitzgerald, member

Julie Smith, member

Brittany Smith, Board Liaison

Last Meeting: Tuesday, October 17th, 2023, at 6:30 p.m.

Attendance at Committee Meeting(s) since Last Report

Jen Ashe, Grace Cappella, Troyce Fitzgerald, Julie Smith, Brittany Smith present. No one absent.

Narrative

This committee was established to organize and plan social and special activities that will benefit the residents of the Association, welcome new Homeowners, decorate the entrance for holidays, and foster effective communication among neighbors. This committee was just formed in August and had our first meeting.

Issues

Agenda Meeting Focus

- Introductions
- Halloween Social Activities (Costume Contests, Home Decoration Contest)
- Christmas Social Activities (Home Decoration Contest, potential Christmas Event)

Accomplishments

- Established Halloween Contests, along with rules and prizes.
- Held Halloween Costume Contests and Home Decorating Contests. Gave away prizes to 1st place winners.
- Established Christmas Home Decoration contest, along with rules and prizes.
- Contributed articles and items to the October Newsletter.

Goals Not Yet Met

- Potential Christmas Event
- Welcome Basket Approval (items and look)

Near-Term Plans

- Christmas Home Decoration Contest awarding prizes on December , 2023 (yard flags for 1st thru 3rd place, and gift cards)

Formal Motions to the Board

The Winding Creek HOA Social Committee recommends:

1. Renting the church for a Christmas Event.
2. Approving up to \$100 in gift card purchases Christmas contests.
3. Approving an allocation of \$300 for the new homeowner welcome baskets. Assuming 6 baskets per year.

Informal Recommendation(s)

1. None

Respectfully Submitted,

Jen Ashe, Chair

COMMITTEE REPORT

Winding Creek HOA Nominating Committee Report to the Board of Directors

November 2023

Committee Members

Scott Ashe, Chair

TBD, member

TBD, member

TBD, member

No Meeting has been held.

Attendance at Committee Meeting(s) since Last Report

N/A

Narrative

This committee was established to make the nominations for election to the HOA Board of Directors. This committee needs to fill its member seats so that it can collect nominations for the 2024 HOA Board of Director election in November 2024. This committee will assist in sending out information on the nominees to the community and setting up a Town Hall to meet the nominees. This committee will also create the ballots, collect and count the ballots at the Annual Meeting to announce the winners of the election.

Issues

Agenda Meeting Focus

- Establish the procedure to collect nominations for the two open Board member positions in 2024.
- Create the ballots, ballot procedure, and counting procedure for the 2024 election.
- Create email blast or newsletter for introduction of nominees to community.
-

Accomplishments

- N/A

Goals Not Yet Met

- N/A

Near-Term Plans

- Recruit volunteers to the nominating committee to start having meetings in late Spring 2024.

Formal Motions to the Board

The Winding Creek HOA Nominating Committee recommends:

1. None currently.

Informal Recommendation(s)

1. None currently.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "Scott Ashe", with a long horizontal flourish extending to the right.

Scott Ashe, Chair