HOA 2024 Annual Meeting

April 11th started @ 6:31pm at Brandon Oaks clubhouse

Board in attendance: Jennifer, Alaina, Kyle, Ron and Steve

2023 Meeting notes read by Alaina and approved

Bank account total provided and can be requested by confirmed residents. We were under budget by $2200 last year.

All 2023 dues were collected.

28 Residents paid via Zelle so we will keep that as an option going forward. There is a 2.50 fee if you are paying that way as that is what the bank charges us. This has helped in reducing work for the accountant to allow us to keep her fees down.

Accountant and landscaping fees are staying the same for this year.

We went over the accounting sheet breaking down the categories. Confirmed residents can request a copy of the accounting sheet.

We did not have to pay for pine needles last year which is partially why we were under budget.

There was a question about the landscaping fees paid outside of the monthly maintenance labor costs. We will provide that info listed out at next year's annual meeting accounting sheet for 2024. The following answers that question for 2023:

Date	Amount	Description
1/5/2023	$ 800.00	debris removal
6/6/2023	$ 450.00	irrigation repair
6/6/2023	$ 800.00	flowers
12/12/2023	$ 930.00	pine needles
12/4/2023	$ 800.00	debris removal
total for 2023	**$ 3,780.00**	
2024 to date:		
2/12/2024	$500	bridge cut back
4/9/2024	$396	ant killer

Dues are due May 1st, late fee applied June 1st.

The board reviewed the by laws and verified with the lawyer that homes must be owner occupied when purchased even if there is an open spot on the rental sheet. The owner must occupy it first and then apply for a rental spot.

The board has talked about getting the walking paths repaired, not just resealed. We will get proposals for that.

Once we turn on the sprinklers we will monitor the water usage. There is a question on the amount of water we are using, is there possibly a small leak somewhere. The amount of water we are billed for seems high for the small number of sprinklers we have. We will also create a sheet in the google drive to show how many and where the sprinklers are located.

As a board, we decided to adjust the way we use our accounts. One is our bill payment account and the other a savings account. Each year in April we will transfer money in excess of 2 months of normal monthly bills over to the savings account. The savings account will be used for extra projects or out of the ordinary expenses, i.e. walking path repair.

Robyn has decided to come off of the board. We asked attendees if they were interested in joining the board. While we received compliments and appreciation, we reminded attendees that we need other Wincrest Residents to volunteer. Kyle and Alaina have been on the Board since 2018 and Jennifer since 2019. We remain committed to our neighborhood and keeping costs low. No one in attendance was interested. We had 1 resident, who was not in attendance, volunteer to join the board. It was approved.

There was a question asking who owns the sidewalks. The Town of Indian Trail owns and is responsible for maintenance.

There was a question about blocking sidewalks that are part of a homeowner's driveway. The board was asked about this before. Indian Trail changed their sidewalk parking ordinance to allow for parking over the sidewalk if it is part of your driveway. It is still illegal to park on a sidewalk that is not part of the driveway. We ask residents to, as a courtesy, whenever possible, please pull cars far enough into the driveway to not block the sidewalk.

It was also brought to our attention of a trailer in the front of a house. Per our cc&r's, trailers are not approved vehicles. We will investigate that situation.

As a reminder, we do not go around and police our neighborhood. We are volunteers. We rely on neighbors bringing any issues to our attention and we address if/when it falls under our rules.

The board is in constant communication with each other. We will schedule a Board meeting and vote on roles for the next year.

Meeting adjourned at 7:03.