

2021 Wincrest Annual Meeting

Meeting started at 6:38pm

Board present, Gary, Kyle, Alaina, Jennifer, Wendy and 11 additional families.

Wendy went over the budget for last year and the year coming up.

This has been a simple year.

The balances are as follows 35012.56 and the IDA is 13345.86

Last year we had a profit.

We are still missing a few annual dues.

Anyone that was billed and paid past due fees prior to 7/31 were sent a refund of the late fee.

We will discuss the plan to collect dues at the next meeting with the board.

Motion approved for budget.

Starting Jan 2022 Wendy's fees are going up 10%. It was voted to approve.

There was an issue with the back flow preventer in the sprinkler system. The water company could not figure out what went wrong and gave us credit/refund for the issue.

New Business:

Landscaping: The bush by the walking path at the bridge was often overlooked and not maintained. A neighbor was taking care of it, but he can no longer. This issue was brought to the boards attention previously and the landscapers have already been notified about it. They will maintain it.

Lighting: It has been requested to have the lighting fixed throughout the neighborhood. Primarily on the walking path. We have 22 lamps. Union Power said it would have to replace all, we can't pick and choose. It is \$500 per light head. Decided not to replace at this time due to high cost.

Communication: Jennifer put together a new website. Wincresthoa.com. Facebook is active as well. Email is running, wincresthoa@wincresthoa.com. Basic info is on the website. If you have any suggestions, please email. The bylaws are not on the website. They will be added. It was suggested to add something to the front-page letting people know rentals are at 100% capacity. New home sales would get denied for rental as there is a waiting list so suggested not to sell to rental company.

Adjust the website budget to \$200.

Soliciting: Someone emailed board complaining about the increased soliciting lately. They asked why the board is not doing more to prevent that. We have a sign at the entrance of our neighborhood. If you don't feel comfortable, you can call the cops. The sheriffs were contacted. They informed us that you must have a sign on your property for no soliciting, the sign at the front does not cover every house in the neighborhood. You can ask if they have their permit as the town of Indian Trail has a rule you must have a permit to solicit door to door.

Violations: Complaints about parking on the street. We will send warnings/notifications, otherwise you can call the sheriff. They will not be responsible for neighborhood rules, but it is a town ordinance. It is a neighborly thing to either address it to them yourself or you can send the board a request to address before taking the next step calling the sheriff.

Security: A company contacted Gary about installing a camera at the entrance of the neighborhood. It will record license plates coming in the neighborhood and the front of the car leaving. They sent a video to show those attending. We played the video. 1 camera, inbound, is \$2500 per year. The data recorded is ours. The camera is leased equipment, so maintenance is included in the cost. It is motion activated so it should pick up pedestrians walking in/out of the neighborhood as well. Meriweather has something similar. It was suggested to reach out to them to get their opinion and if it has benefited them. We will investigate this more to decide if we want to continue. Majority of the residents at the meeting voted in favor based off of the information we have at this time. If you have any additional questions, please email so we can get the answers.

Elections: 3 positions are open. This is a volunteer position. Jennifer will stay on. Pamela has volunteered to join the board. Even though Alaina has been on the board the allotted 3 years, she will stay on if needed. Kyle will also stay on because no other volunteers. No one objected to allowing them to stay on. Gary will remain an advisor to be able to contact even though he is moving since he has handled most of the neighborhood business over the last few years.

Motion to approve the meeting approved.

Meeting completed at 7:41pm.

Next meeting for board members 8/25.