

WINDMILL CREEK 2 HOMEOWNERS ASSOCIATION
BOARD MEETING
Antioch Library
WEDNESDAY, AUGUST 2, 2023
6:00PM

Meeting Minutes

I. Call to Order:

- The meeting was called to order by Clint Monroe (President) @6:00pm

II. Establish Quorum of Board members:

- Quorum was established and confirmed by Clint Monroe (President)
- Board members in attendance
 - o *Clint Monroe (President)*
 - o *Mike Regnier (Vice President)*
 - o *Nathan Tews (Treasurer)*
 - o *Mikki MaGee (Board Secretary)*
 - o *Lindsey Sullivan (Director at Large)*

III. Establish Quorum of Homeowners:

- Quorum was not established due to the lack of Homeowner attendance. Confirmed by Clint Monroe (President)
- Current Board members will continue in place until such time that a new meeting with voting to update the positions of Board Secretary and Director at Large takes place

IV. Approval of April 4, 2022, Meeting Minutes:

- Minutes were reviewed and a motion to approve the minutes was made by Clint Monroe (President) and seconded by Mike Regnier (Vice President), **ALL AYE**

V. Open Business

- Budget:
 - Currently there is roughly \$25k in checking and \$37K in a Money Market account
 - Joe Nimrod is checking on moving at least \$50k into an account that will gain more interestMotion to approve the budget was made by Clint Monroe (President) and seconded by Lindsey Sullivan (Director at Large); **ALL AYE**
- Violation Policy Clarification
Motion was made by Clint Monroe (President) and seconded by Lindsey Sullivan (Director at Large); **ALL AYE**

- Update to searchable declaration on website – Joe Nimrod will check with Brittney on what this will entail

- Shed Policy:
 - Must use molded plastic or wood
 - Height limit of 8 feet at peak

Motion to accept was made by Clint Monroe (President) and seconded by Mike Regnier (Vice President); **ALL AYE**
- Beaver Update:
 - No activity since April 2023
 - They may become more active in the fall

VI. Open Forum:

- Clint Monroe (President) opened the floor to the homeowners for discussion
 - ❖ Stacie Vogt – Inquired whether there were any plans to mulch the front entrance of Old Mill Trail. *Response was a thin layer of mulch would run about \$1K. The Board will revisit this next year.*
 - ❖ 141 Old Mill Trail Homeowner – Besides cats and dogs, are any other animals accepted, specifically chickens. *Clint responded that we don't allow chickens.*
 - ❖ Homeowner – They had their house painted blue [against prior Board's color guidelines] and received a \$1,100 fine and requested the Board remove the fine. *The Board unanimously agreed to cancel the fine fee.*
 - ❖ Is it possible to have the old trees that the beavers have cut down removed: *Joe Nimrod will contact AM Landscaping to see if they can remove them.*

V. Executive Session:

VII. Return to Regular Session:

- A motion to return from Executive Session back to Regular Session was made by Clint Monroe (President) and was seconded by Nathan Tewes (Treasurer); **ALL AYE**

VIII. Adjournment:

- Motion to Adjourn was made by Clint Monroe (President) and seconded by Nathan Tewes (Treasurer); **ALL AYE**
- Time of Adjournment was 7:15pm