



2018 President's Report

Board's Mission

Our board mission as mandated by the WPPOA protective covenants and by laws is to represent our property owners and, at a minimum, maintain and ideally enhance the value of our individual and collective property while upholding the protective covenants that guide our community. To this end, four board meetings were held this past year. All property owners are encouraged and welcome to attend WP board meetings.

Present State of Our Community

As of June 20, 2018 there are a total of 62 home site lots in Windsor Pointe and 20 individual dock lots (D1-20). There are presently two new homes under construction (lots 37 and 35) Including the homes under construction there are now 30 homes in our community. There are no new plans or building permits that have been submitted to the Architectural Control Committee (ACC).

2017-2018 Board Accomplishments

- > **Continue to work with Campbell County Rural Fire Service (CCRFS) to ensure we have adequate fire protection for our community. CCRFS continues to upgrade their equipment. The CCRFS ISO rating continues to be 5/5 which matches the ratings for the full time departments in Jacksboro and Lafollette.**
- > **We will once again provide a support donation to the to the CCRFS**
- > **Provided 12 "No Wake" signs to owners who requested the signs. 8 additional signs are available**
- > **Maintained the landscaping at the community entrance**
- > **Completed multiple roadside trash pick-ups**
- > **Update Community Safe Boating and Dock Safety Guidelines**
- > **Met with TWRA officials to discuss wake boat concerns (meeting was organized by concerned Hiwassee owners) Dan Green and Bill High attended the meeting at TWRA office in Caryville**
- > **Taking steps to collect past due fees from Lot 52 / Coles**

Community Recognition

- > The board once again recognizes Steve and Dee Kozma for their continued daily drives through our community. This neighborhood watch activity is beneficial to all owners.
- > Thanks to our current and past board members for the personal time and energy devoted to keeping Windsor Pointe one of finest developments on Norris Lake. Past board members include, Vicky Martin, Doug Pottorf, Carolyn Waugh, Sharon Lichtenberg, Pete D'Aleo, Angie Stryker, Judy Salzano, Barry Howard and Tim Callahan
- > Thanks to the current ACC members including chairperson Vicky Martin, Steve Combs and Steve Gabe (also a past chairman) as well as past ACC chairs and members, Rick Blanchard, Mike Lichtenberg and Tim Callahan.

Ongoing Board Activity

- > Monitor payment of annual owner dues and place liens on property as needed.
- > Maintain and update property owners information.
- > Provide timely communication to WPPOA owners
- > Prepare and update 2017 tax report and State of Tennessee Corporate Report.
- > Respond to owners inquiries and address complaints when received
- > Maintain our community entrance to reflect the Windsor Pointe Community

Closing Remarks

It appears as if our security cameras installed in 2017 have possibly impacted any theft in Windsor Pointe. No events have been reported since early in 2017. We are investigating a license plate reading camera to be added to our entrance with night vision capability. AVS Design is testing different cameras to ensure capability to meet our needs. Sufficient funds from the camera project remain to fund this potential add-on camera and wiring to support a third camera is already in place.

Sourcing new candidates to serve on our board continues to be a challenge as only one new nominee agreed to be a candidate for election to the board (Al Alvarez). Three outgoing board members (Lisa Muff, Steve Kozma and Bill High) have once again agreed to be a candidates for the WPPOA Board. A number of other nominees declined to be candidates. If you are interested in serving on the WPPOA Board or the Architectural Control Committee, please contact any board member. Please consider serving as a member of the WPPOA board.

**Best Regards,
Bill High
President, WPPOA**