



WPPOA Annual Owners Meeting 7/28/18

Location: 585 Windsor Lane @ 9:00 AM

President Bill High brought the meeting to order at 9:08 AM

Members Present

Bill and Kris High, Dan and Vicky Green, Kathy and Andy Brossart, Steve and Dee Kozma, Hank and Jenny Gamm, Al Alvarez, Angie Styker, Marilyn Lovett, Carolyn Waugh, Debbie and Jim Hecht, Pete D'Aleo, Dave and Cindy McCracken, Randy and Tammy Pietrzak, Steve and Diane Esser, Doug and Sherry Pottorf, Julie and Earl Kehres, Rod and Angie Stryker. An additional 23 owners were present by proxy. Grand total attendance / representation by lots in person or by proxy was 44.

Campbell County Rural Fire Service Update (CCRFS)

Daniel Lawson, Campbell County Rural Fire Department Chief spoke with us. He stated that Campbell County Rural Fire Service maintains 5 fire stations that cover most of Campbell County. They are in the process of opening the 6th Station and in the planning stages of opening a 7th location. The Department has acquired a FEMA grant to update the pumper truck close to Windsor Point Homes (WPH). New truck would have the capacity of 2,000 gallons. The Department has had over 250 responses this year already in comparison to around 300 responses in 2017. The Department has responded to more lake incidents this year than in the past resulting in dock accidents from boats getting too close to the residential docks and two accidental drownings. They are seeking approval and funding for some full time paid firemen.

Our ISO insurance rating remains as a 5/5 which is the same as the cities of Jacksboro and LaFollette. This ISO rating helps with insurance premium costs.

Upon conclusion of Chief Lawson's report Dan Green presented CCRFS a \$600 check for our annual contribution. Chief Lawson thanked the community for our support and made note of the fact that communities like Windsor Pointe are integral to the fire service.

After the Chief's report it was noted that the donation was increased compared to years past as the Windsor Point Home Owners Association (WPHOA) is diverting the past donation to the Sherriff's department over to the Fire Department. Bill High mentioned that individual donations are welcome as well and offered to send around the donation sheet or web page for the Department.

President's Report/ Bill High

Bill High mentioned that additional no wake signs for the docks are on hand and distributed. More will be ordered and urged to be placed on the docks surrounding the Point. The cove area has also been tentatively approved for "Congested Area" signs in an attempt to slow Jet Skis that come down that area at high speeds.

Bill recognized Steve Kozma for his continued patrols of the neighborhood and urged homeowners to be cognizant of strangers in the area.

Bill also urged other homeowners who may have some interest in serving on the board to please come forward in either serving on the board or on one of the committees. All volunteers are welcome.

Board Member Recognition/ Owner Recognition

Bill mentioned that the Hecht's house was recently completed, Tim Preece has sold his home to Sunset Pointe LLC Jeff and Loris Smith / Ken Lorenz and Martha Towslee, and that the home on lot 35 (Kehres et.al) have recently moved into their newly completed home. Since our last annual meeting the Essers purchased and moved into the home previously owned by the Carlsons

Secretary's Report

Lisa Muff was unable to attend the meeting, but the 2017 annual home owner's minutes were presented to the Association. Vicky Green made a motion to approve the 2017 annual owner's meeting minutes. The motion was seconded by Dan Green and passed unanimously

Treasurer's Report / Dan Green

Dan distributed the financial update to the Association. One property hasn't paid annual dues for 19 consecutive years. They are up to date on their property taxes. We have no contact information for the owners, but Bill High addressed this issue in the New Business section of the meeting.

As of the July treasurer's report the WPHOA has a balance of \$1,070 in checking, \$15,665 in a CDs, and \$6,988 in savings. Total owner's funds = \$23,722. Dan then gave an update on the 2019 Budget.

A motion was made by Carolyn Waugh to approve Treasurer's report seconded by Marilyn Lovett. Owners approve the report unanimously.

Architecture Control Committee Report/ Vicky Martin Green

We currently have one home under construction, lot 37. Currently no new construction permit submitted. We will be at 30 homes with recent permit. We currently have 13 remaining lakefront lots including lots on the cove side of WP with limited lake access

There was a reminder given to make sure owners seek architectural approval for any improvements to their homes including concrete driveway additions or home additions. Vicky also mentioned the Association will need Committee members with the Gabes home up for sale. Mike Muff recently volunteered to join the ACC

Vicky also mentioned that the WPPOA is required to keep a copy of four items for each lot. House plan, Landscaping Plan, Dock Plan and TVA Permit.

Annual Meeting Election Results

Ballots counted by Dan Green & Debbie Hecht. 43 votes counted for Steve Kozma, 40 votes counted for Lisa Muff, 42 votes for Bill High and 4 votes for Al Alvarez. Incumbent board members will remain on the board. All members voted to approve budget. No other candidates were on the ballot for the outgoing board positions

New Business Items:

Website Updates/Suggestions from Owners/Work in Progress

Bill High mentioned the website will be updated soon. Bill asked that home owners please pass along any suggestions to making this better for the community.

E-File/Updated Handbook:

Updated list of home owners is being updated. Bill asked if there were any objections to distributing this list to the homeowners and placing this on the website and there were no objections.

Discuss Fiscal Versus Calendar Year Budget:

Bill High mentioned that it may be easier to move to a Fiscal Year Budget as compared to the current Calendar year budget cycle the WPHOA is using. The question was placed on the floor for discussion. A few comments were made that it may just be easier to leave on the Calendar year cycle and agreement was indicated that the Association would stay on that cycle.

Lot 52 Foreclosure Discussion:

Bill High gave an update on the delinquency situation with Lot 52 located up on Stony Ridge with a view of the lake. He explained the delinquency process and the steps the Association has taken to reach the lot owner. Bill laid out how much was delinquent to the Association and in the process discovered the IRS also has a lien on the property. The attorney indicates the lot is a perfect foreclosure case candidate, valued at \$95,000 per the County Auditor's records.

If the Association would choose to foreclose, we can only recover six years of unpaid assessments, \$600. With the Associations lien of \$1,900, if the property is ever sold, we would be paid the full amount due. There was some discussion from a few home owners on the purpose of the IRS lien and reasons why the IRS would have placed one on a second property. A few home owners with professional backgrounds in the subject matter offered to help do some further investigation.

There was then discussion on the floor to move ahead with foreclosure or to do more research. A motion was made by Bill High to hold off for now, Carolyn Waugh second the motion and there was no objection.

Open Forum

It was suggested by Angie Styker to ask if we have ever considered a neighborhood trash pick up service. There was some discussion on what many home owners do for their trash needs, but no action was taken by the board.

One owner asked if the Muff's boat ramp was open to the neighborhood. The comment was made that it is not open to the public or renters but ask the Muffs for permission.

Kathy Brossart asked if there was the possibility to investigate speed bumps along the roadway. Bill mentioned that because the road is a County owned road, they have rights to that decision-making process.

Bill brought up the Surveillance Cameras that have been installed. He let everyone know they are working at night but reading license plates in the dark has not been too successful. The Board continues to work on this process.

Bill High made a motion to adjourn the meeting at 10:21 AM. Carolyn Waugh seconded. Owners agreed to adjourn unanimously.

Minutes respectfully submitted by Andy Brossart, Vice President to the Board, standing in for Lisa Muff Secretary.