2024 Village of Winding Trails HOA Meeting Minutes

Upon determining that a quorum was established with 20 present eligible residents and 25 proxy votes cast, Trustee Donna Goro opened the annual subdivision meeting that was held virtually using Google Meet. A PowerPoint presentation was shared during the virtual meeting to review the agenda and discussion items.

The trustees introduced themselves, Donna Goro handling budgets, Rich Gebhardt Bath and Tennis Club trustee, and Vanessa Hallums lead of Architectural Committee.

Joe Farmer, City Council, Ward Four was in attendance, and introduced himself. Joe is also president of the Westglen Farms HOA. He is also chair of Watershed Erosion Task Force. Joe provided an update of the retention pond in Westglen Farms – the city council approved money to make some improvements. He also shared a budget sent for approval to the Governor was not approved in 2023. The deer culling effort has begun, White Buffalo is the company handling this. They were looking for 40 sites to help reduce deer population, goal was to harvest 300 deer – achieved this goal very quickly. Joe explained the risks of deer overpopulation, and a new section will be used for next phase of deer culling. Joe shared crime statistics are very low in Wildwood, did mention Thunderhead Canyon is a known issue for speeding/traffic. Will do studies on traffic near Lafayette High School and near Green Pines Elementary. Joe shared the next phase of culling plan, will get a report on culling from White Buffalo in March, and working with county on deer population as a whole. In past study, we are at 90 deer per square mile, goal is to get down to 40 per square mile. A neighbor had a question if Westglen had plans to clean up pond as it is overgrown. Joe said leaving plants as is, but when engineering plan is reviewed and established for retention pond, this will be looked at and improved upon. A resident asked if stronger police presence was planned, Joe shared discussions have taken place about increased fines, understanding traffic patterns, conversations are taking place to review what is possible and what may not be. A resident asked if the city can do anything to extend center turn lane on Clayton Road. Joe explained it is a blend of county and state role to look at this, currently not much movement or response on discussions of traffic on Clayton Road. The roads are not the sole responsibility of Wildwood, so there is impact as takes coordination between different parties.

Vanessa Hallums provided updates on the common ground and front entrance updates, this included the updating of three cul-de-sacs. New trees have been planted, two died but are under warranty and will be replaced in 2024. Vanessa thanked the Beautification Committee for their work planting flowers keeping these areas attractive for the neighborhood.

Trustee Rich Gebhardt discussed the bath and tennis updates. This included resealing/restriping the parking lot, filling in a recurring sink hole in parking lot, had baby pool work re-done in 2023 as work in 2022 needed to be updated (covered under warranty). Shared entire pool deck, bathrooms and building powerwashed. For 2024 there are repairs planned to the main pool – this includes coping around pool to patch and repair, then repaint. Pool walls will have old caulk removed and new caulk applied. Main pool will be painted including new lines on steps and non-skid product applied to pool floor. Large tree above clubhouse is planned to be trimmed back, two dying trees will be removed, and broken basketball backboard will be replaced. New proximity card system will be installed at pool, will replace the use of keys to access the pool. Key will still be used at tennis court. New key card system will be more secure than keys – over the years there are numerous keys around that still provide access to people who may not be paying or valid pool members. This system will be installed before the pool opens in 2024. More details will follow on how to get the card once that is determined (for example mailed or picked up on weekends at the pool, prior to opening). A resident asked about future expenses for pool, what else may be expected. Rich replied this main work planned for 2024 is all major work planned for now, barring any unexpected issues that may arise.

Vanessa discussed Architectural Committee process for any exterior improvements. Reminded those in attendance of the required documents are provided on the HOA website. We will continue to use Bryxson Landscaping for neighborhood landscaping.

Rich thanked Gavin Savage and Tom Jury for leading the luminary effort during the holidays. A few neighbors got together at Corner Pub over the holidays to celebrate. Thanked Ruth Edwards for the offer to host a cookie exchange at their house. A resident asked if the trustee could set aside a budget so entire HOA would put out luminaries. Now, some participate but not all, would be nice of could have more consistent look if HOA covered to ensure more participation. Will continue to look at this going forward.

Donna mentioned may look at sprinkler system in future, to be determined. Shared dues have not increased in years, may be appropriate to review this as costs and expenses have only increased. Mentioned potential of raising dues in future to better align with current expenses. Discussed considering a one-time assessment in the summer of 2024. Shared expenses of how budgets are broken out and went through costs and expenses that are listed on our budget. Resident asked if due increase is to help with annual costs or to keep up with expenses. Can we still pay bills with current assessment that we have? Donna explained this is like maintaining a house – expenses do increase but we will closely look at this and consider all impacts before suggesting any information for approval or updating. Donna asked for approval of the 2024 budget by those in attendance and via proxy votes. Rich Gebhardt, pool trustee, had his 3 year term expiring and was willing to run again. By vote of attendees and proxy vote, Rich’s will continue as bath and tennis trustee for another 3 year term. 2024 budget was also passed during the annual meeting.