

Windy Creek Homeowners Association, Inc.

Tuesday, August 12, 2025 at 7:00 p.m.

Board Meeting Minutes

Call to Order: The meeting was called to order by Mackenzie at 7:05 p.m.

Roll Call: Mackenzie Lalov, Vianney “Via” Zamudio, Jack Scheper, and Kristopher “Kris” Pagan were present. A quorum of the board was established. Also present: Erin Brock Kent from Brock Property Management (BPM).

Approval of Minutes: Mackenzie made a motion seconded by Via to approve the 2/18/25 annual and organizational meeting minutes. All in favor, motion carried.

Treasurer’s Report: Erin reported that as of 6/30/25 the operating account had a balance of \$19,782.45, the reserve account had a balance of \$105,542.86, and the AR was \$5,742.07.

Mackenzie made a motion seconded by Jack to approve the 6/30/25 financial statement. All in favor, motion carried.

Business:

Appoint Vacant Board Seat:

Mackenzie advised only one owner submitted their name for consideration, Joshua Harkness.

Mackenzie made a motion seconded by Via to appoint Joshua Harkness to the vacant position of director. All in favor, motion carried.

Other topics discussed:

- Mackenzie advised that some street signs have been replaced. A permanent cantilever umbrella is being installed at the pool once the permit is approved. The pavers around the pool are loose and being repaired.

Open Forum: The board advised homeowners in attendance that this was the opportunity to ask any questions or voice concerns.

Adjournment: Mackenzie made a motion seconded by Via to adjourn the meeting. All in favor, motion carried.

Meeting adjourned at 7:13 p.m.

Respectfully submitted by:

Erin Brock Kent

Erin Brock Kent, LCAM, CMCA
Brock Property Management, Inc.