

Windy Creek Homeowners Association, Inc.

Tuesday, February 10, 2026 at 7:00 p.m.

Location: Zoom App

Organizational Meeting Minutes

Call to order: The meeting was called to order by Mackenzie at 7:04 p.m.

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

Nomination and selection of officers & directors: Mackenzie made a motion seconded by Vianney to keep positions the same for another year. All in favor, motion carried.

Mackenzie Lalov – President
Jack Scheper – Vice President
Vianney Zamudio – Secretary
Kristopher “Kris” Pagan – Treasurer
Joshua Harkness – Director

Approval of minutes: Mackenzie made a motion seconded by Kris to approve the 11/6/26 meeting minutes. All in favor, motion carried.

Treasurer’s report: Erin advised that as of 12/31/25 the operating account had a balance of \$20,343.69, the reserve account had a balance of \$131,232.73, and the accounts receivable balance was \$17,941.03.

Mackenzie made a motion seconded by Kris to approve the 12/31/25 monthly financial statement. All in favor, motion carried.

New business: N/A

Open forum: Members in attendance had the opportunity to ask the board and management questions.

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

Meeting adjourned at 7:10 p.m.

Respectfully submitted by:

Erin Brock Kent

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