

**Windmill Creek Reserve Patio Homes Association**  
Board of Directors Meeting Minutes  
September 7, 2022  
Valley Country Club

Meeting called to order at 1:00 pm. By Chuck Gracey

**Board members present:** Chuck Gracey, Ken Burgess, Matt Hopper, Tom Whitten, and Joyce Gietl

**Board members absent and excused:** none

Quorum of Board of Directors established. Minutes were taken and transcribed by Virginia Johnson.

**CPMG Staff:** Virginia Johnson, Association Manager CMCA, AMS, PCAM

**Homeowner Forum:** There were 2 owners present.

➤ **Topics:** None

**Meeting Minutes:** June 27, 2022 –

➤ **Motion** to approve the June 27, 2022 minutes as written was made by Matt Hopper, seconded by Ken Burgess and passed unanimously.

**Financials:**

➤ **Motion:** to approval June 2022, and July 2022 financials prepared by CPMG subject to audit was made by Matt Hopper, seconded by Joyce Gietl and passed unanimously.

**Association Managers' Report:** Virginia Johnson

➤ Virginia Johnson gave an update on daily operations.

➤ **Discussion:** CPMG will send email to owners concerning open board positions for 2023

**Decisions:**

➤ **Motion:** to adopt the state required revisions to the Collection Policy was made by Matt Hopper, seconded by Tom Whitten and passed unanimously.

➤ **Motion:** to adopt the state required revisions to the Conduct of Meetings Policy was made by Matt Hopper, seconded by Tom Whitten and passed unanimously.

➤ **Motion:** to adopt the state required revisions to the Covenant Enforcement Policy was made by Matt Hopper, seconded by Tom Whitten and passed unanimously.

➤ **Motion:** to adopt the state required revisions to and adopt the Resolution to modify maximum interest rate was made by Matt Hopper, seconded by Chuck Gracey and passed unanimously.

**Action between Meetings:**

Hi-Def landscape design

Mulch Projects

Engage Stephane Dupont for Governance Policies

**Contracts/New Business: None**

**Architectural Requests: None**

**Hearings: None**

**Correspondences:**

**Executive Session:** None

**Adjournment:** 3:30 PM

**Next Meeting:** TBD after Annual Meeting at the Country Club