

5th Annual Meeting – July 25, 2009, 9am, 585 Windsor Lane

The mission of the Windsor Pointe Property Owners Association (WPPOA) board is to represent the property owners in maintaining and improving our community in accordance with the covenants and bylaws established for Windsor Pointe. Five WPPOA board meetings have been held in the last year. A meeting was held on 11/15/08 to continue work on development of our 5 year plan, providing a preliminary road map for current and future boards. All board meetings are open to property owners.

Windsor Pointe is comprised of 64 individual properties, 1 common property (our Entrance), and 20 individual boat dock lots.

I would like to take this opportunity to extend sincere gratitude to individuals both in and outside of our community who have gone above and beyond for the greater good of Windsor Pointe in the past year:

Dan Green and Bill High, Debbie Rutherford (TVA), Tom LeJeune (Lifetime Docks), Helen Graves (Family Realty) and Reid Troutman for their assistance in the ongoing fact finding investigation regarding individual vs. community dock (s)
Jerry Moat and the Pine Crest Volunteer Fire Department for our annual hydrant testing
Bill and Kris High who voluntarily and continuously clean up trash along our roadsides
Sharon Lichtenberg for timely distribution of key WP materials to property owners
Carolyn Waugh for ensuring all of our bills are paid on time

Key accomplishments of the WPPOA during the past year include:

- Filed covenant Amendment #4 (Dock lot transfer capability)
- Established Building Permit Process and Documentation for Windsor Pointe
- Established Home Improvement Application/Approval Process and Form
- Filed Building Permit Process Resolution with Campbell County
- Tested and lubricated our three Fire Hydrants (thanks to Pine Crest Fire Dept)
- Performed individual vs. community dock investigation – In process
- Investigated trailer storage possibilities – In process
- Investigated website balloting – In process
- Updated Windsor Pointe 5 year plan – Ongoing

Ongoing WPPOA responsibilities each year include:

- Monitored payment of Property Owners Annual Association fee, placed liens as appropriate
- Maintained property owners contact information
- Updated and maintained Windsor Pointe website
- Prepared and submitted 2008 Income tax forms and payments
- Completed and submitted Corporate Annual Report to State of Tennessee
- Obtained bids and secured contractors for mowing and maintenance of WP entrance
- Apprised property owners of key events and issues via email and/or USPS mail

Scheduled WPPOA Board Meeting dates are:

- August 22, 2009
- October/ November TBD – Updates to 5 year plan

After completion of two consecutive terms on the Windsor Pointe board, the first as Treasurer and the second as President, this is my last association meeting as a board member. I would like to personally thank all of the board members – Bill, Sharon, Carolyn, and Barry - for their open mind, positive attitude, and for representing all Windsor Pointe property owners in their role as a board member. We should all be proud that we have a well established property owner's association and a diligent board that represents the best interests of the entire community.

2009 report submitted by,

Vicky Martin, WPPOA President