

The Four Winds Club, Inc.

The Board of Directors/Membership Meeting

May 8, 2021 10:00 a.m.

Location: Teen Center

- **Call to Order**
 - **The pledge of Allegiance**
 - **Welcome Statement**
 - **Roll Call of Officers:**

President- Skip Dawson, Vice President – Absent (Wayne Deviers), Assistant Treasurer – Roxanne Hammond, Secretary – Janey George, Treasurer/EPC/Sales – Debby Libby

Introduction to Teresa she works in the office.

- **APPROVAL OF MINUTES: Approved and voted on**
- **REPORTS**
 - **Presidents Report: Skips wants to thank Gloria for bringing the donuts. She also brought to our attention that the financial statements were missing the numbers, so we had to reprint them off.**
 - **Security Report: The last board meeting we talked about the security company and it was approved. We negotiated the contract with the company we got him down to \$1100+ they will be starting Memorial Day weekend. They can arrest people in here and take them to jail. We will be signing the contract and they will start Memorial weekend. We have a few kids riding mowers and the kids were mowing grass and dirt. We cannot have the kids riding around on the lawn mowers and playing around. Let the kids ride their bicycles. Get the kids involved in something else. If the kids want to cut grass and make money that is fine.**
 - **Property Sales Report (Debby): We have 8 new members this month. Sales are pretty good, I have people calling up to 11 p.m. at night for lots.**
 - **Beautification Committee Report/EPDC: We have t-shirts for sale, we have polo shirts that will be coming in also. RC will be here tonight. Go down to the bottom there is a dinner special tonight.**
 - **By-Law Changes: The letters will go out in the mail on Monday. We had an issue getting the labels done. You will be getting the letter in the mail. Prior committees changed bi-laws but this committee is giving everyone notices amendments to the bi-laws. One is combining of the lots, we are no longer going to allow combine them, but if you own 5 lots you will still owe Four Winds for the 5 lots. The side by sides must**

have insurance \$100k and Four Winds must be on as an additional insurer or the side by sides need to go. Next Bi-laws meeting is Saturday, May 22nd 10 a.m. Quorum is 2/3 of your members. You have to be up on your dues and/or payment arrangements. You can read about the changes and we will have a vote then.

- **COMMENTS/ANNOUNCEMENTS AND OTHER BUSINESS**
 - **Payment Arrangements:** Teresa will be calling if you don't make it up on your payment arrangements. We have 95% of the members that are making their payment arrangements. Nick and Megan are new members this month, Nick owns Carts Inc. When you buy a golf cart here you are helping the club. We get paid once a month for all the sales.
 - **Water Commission:** Jay talks once a week to VDH in regard to the business plan about the water. It will be a long process we are waiting on the engineer that will be assigned to us. We deal with a company in Colorado they were involved with Port Royal water sourcing. We are still waiting on that he has not anybody to pick us up. We were approved to free engineering but still waiting on that.
 - **Golf Course:** We were on a conference call with the attorney they had to answer some things from the Swicks. The attorney was very well versed with our case he stated we will prevail one way or another. He thinks they could be blowing smoke, but this is the first attorney that stated that.
 - **Seasonal Pool Opening:** Jay went yesterday, and all the paint is in. The pool will get painted this coming week. The sand is in. They told Jay the chlorine and shock you can only get so much a week/month. We will divvy it out on getting some so we can buy it. There is going to be shortage of it for the coming months. We will make it through. Hoping to get everything ready for the pool for Memorial weekend.
 - **Interim Area:** We are going to lose some of the people we had the construction people. They helped us out a lot money wise. We raised the fees. We are getting the interim area cleaned up for the summer and try to realign the lots. We have a dumpster here we will get it switched out one more time for the owners clean up.
- **OWNERS FORUM:** What's going on with the golf course? We are cutting some of the holes on the golf course. We are going to open some of the holes on it. We want to open 9 holes, Wayne has been working on it. Hopefully by Memorial Day we should have more on it. Do we have a schedule for the pool hours? We will be open all week, along with teen center. Pool hours 11-7 s, m, t, w, t 11-8 f, s. Night swimming for adults with clothes on will be scheduled. We want everyone to have fun this year. The parents' waiver for the kids to be able to go to the pool and teen center. A card will be issued to the kids 12-18 that they can bring to the pool and teen center so they can come without an adult. The kids mis-behave not listening to the pool boy the cards can be taken away from them and the parent will have to come to the office to get the card reissued. We need 2 days help for the pool and some help in the teen center. We have a problem with someone stealing

- gas? We think we have it narrowed down to who it is. Please file a report at the security gate. The soap in the bathroom are they still being supplied? No soap or toilet paper. Someone has been stealing the toilet paper. It was brought to the attention to put toilet paper in the bathroom. CENTIS is our supplier for bathroom products. They will be putting new dispensers and refill the soap dispensers. That was a past due bill that wasn't paid previously and now has been. The other bathhouses will be getting opened by Memorial Day. If someone sees vandalism, please file a report at the security office. It's only a chosen few doing this, once we have them caught, we can deal with them. Please make a report, it will only stop if we all work together and catch them.
- **NEW BUSINESS:** Electric bill is paid in full. Roland he is on maintenance. He will be working on the bath houses to get them opened. We have another maintenance that will be back in two weeks.
 - Thinking ahead to Memorial Day: Everyone has flyers of what all is going on.
 - June 12th voting: Please to go out and vote, letters will be mailed out Monday. The quorum states you have to have 2/3 – 30 days prior to the vote, if they don't show up they don't count and is not counted. They can send a proxy vote if they can't make the meeting. We have to mail out to good standing members 30 days prior to the vote. The letters are going to Fredericksburg to mail out. There are two sections to be voted on individually 1. Combining lots 2. Licensed/unlicensed vehicles.
 - Season help: We need help in the restaurant, teen center and maintenance. People are making money on unemployment and not wanting a job. We are also looking for an office manager, we do not want to hire within the membership. She hasn't given us her end date, Jilian is in Florida now and on her way back. We are hoping she gives us plenty of notice.
 - Re-dedication of the teen center
 - **ADJOURNMENT:** meeting adjourned at 11:35 a.m.
 - Next meeting is scheduled for Saturday, June 12, 2021 at 10:00 a.m.