

Wincrest HOA

Board Meeting Minutes/Notes

2/18/2026 Meeting started at 6:38pm at Hickory Tavern

In attendance are Kyle, Caden, Chris, Alaina, Ron and Dave

Previous meeting notes were read by Alaina and approved by the board.

A fourth-quarter meeting was not held due to the holiday season, which has been customary in prior years. In our Q3 meeting, anticipated Q4 activities and expenses were reviewed. The board was in communication with each other over any questions/concerns. Due to our wonderful neighborhood, everything was smooth. We have the ability to have emergency virtual meetings if necessary.

There is one house under contract and all information has been provided to the realtor and closing attorney. A rental property in the neighborhood is expected to become vacant soon. We will keep our eye on that and send necessary reminders to the managing company regarding compliance with HOA bylaws.

Bank balances were presented. Homeowners who wish to review current balances may send the board an email with your name and address and we will provide that information to you.

When our previous accountant had to resign for personal reasons, the board decided to keep the accounting responsibilities in-house and hire someone just for tax returns. While this arrangement was handled effectively by Chris, it required a significant time commitment and included setting up and maintaining a QuickBooks account. We decided to look for another accountant to assist us and have an outside eye.

We reached out to 3 recommended accounting professionals. One did not reply back in a timely manner, one wanted a consult fee and the other provided a thorough and favorable proposal.

Kyle, Chris and Alaina had a virtual meeting with Michelle Haws with Haws Financial to review the HOA's financial status and service needs. Based off of our conversation with her, we feel like it would be a good fit and financially comparable to the previous accountant.

Chris presented last years budget and actual numbers. We were just shy of \$4500 under budget for the year. We reviewed each bucket and made a few adjustments. We went over how the accounting budget would change adding in the accountant. While the revised budget closely aligns with the projected dues revenue, the HOA has historically operated under budget and maintains sufficient reserves to cover unforeseen expenses if necessary. We decided to maintain dues at their current rate of \$243.

The HOA website hosting fee will increase this year. Caden will research alternative platforms to determine whether a more user-friendly and cost-effective option is available while preserving existing content and functionality.

We voted on hiring Michelle Haws as the new accountant and it was unanimously approved. Kyle and Chris will finalize the contract and coordinate providing her with all of the financial records. She will prepare the HOA's tax returns as well.

The proposed budget was voted on and all approved.

We discussed dates for the annual meeting and due dates for annual dues and getting notices sent out. We will consult with the town hall on dates that were going to work with us and once that is set we will finalize all additional information and get it out.

Zelle will be offered as a payment option for dues. Applicable fees will be enforced.

If you have any questions or concerns, please contact us at [wincresthoa@wincresthoa.com](mailto:wincresthoa@wincresthoa.com)

Meeting was adjourned at 7:35pm.