

# WINDWARD ESTATES HOA BOARD OF DIRECTORS (BOD) AND ARCHITECTURAL REVIEW BOARD (ARB) DRAFT MINUTES

November 16, 2025 6:30 PM at 4574 Wheelhouse Court

**Call to order:** 6:40 PM

**Confirm Board Members In Attendance:** Steve Diedrich, Tom Caffery, Amy Schipper

We have a quorum

Others in attendance: None

Meeting agenda posted to WEHOA website 10/6/25, Sign Posted 11/11 25

**Approve minutes** from 11/2/25 BOD

Discussion: None

Motion to approve as recorded: Tom Caffery Second: Amy Schipper Approve: Unanimously

## Architectural Review Board Application

- Review ARB application to repaint 4496 WC.
  - reviewed by Arb and approved by all 3 members
  - ARB recommends approval
  - Colors samples submitted; consistent with community standard
    - *SECTION 6. Paint and Siding Colors. Exterior paint colors and siding on newly constructed homes and existing homes that are repainted / resided must be approved by the ARB and HOA Board prior to painting/ siding. As color schemes and styles are constantly changing, an "approved color list" is not practical to maintain. As a guideline, consider "earth tones". Exterior color choices are subject to the discretion of the Board. Present color samples for approval through the Architectural Review Board, as described above.*

Motion to approve: Tom Caffery Second: Amy Schipper Approve: Unanimously

## New Business / Updates

1. Tom Caffery has contacted Orange County Traffic Engineering to conduct traffic study in Windward Estates to determine need for Speed Bumps. Study to be completed in next 8-10 weeks (January 2026).
2. Researched obtaining Community Grant from Orange County to pressure wash / paint perimeter wall. Grants are available but Windward Estates would be required to contribute 50% of the cost (total cost estimated to be \$22,000 or more). HOA cost would be \$11,000 plus; we do not have the funds available at this time, so grant will not be sought.
3. Insurance for 2025-2026 will **cost \$74 less than last year: \$3,881**. 2024-2025 was \$3,885, 2025-2026 cost is \$3,811. We had been expecting a 15% increase (\$4,662).

**Adjourn:** 6:45 PM