

## **Windance Property Owners Association**

### **Monthly Meeting Minutes**

**April 13, 2021**

#### **Location: Windance Country Club**

The Board of Directors for the Windance Property Owners Association held the monthly meeting Tuesday, April 13, 2021 at the Windance Country Club. The following board members were present during the meeting: Mark Kettner, Rory Nelson, Al Hopkins, Tommie Yanik, Joey Jenkins, Kristina Weeks, Letch Kline, Frank Faust and Mike Warstler.

#### **Call to Order:**

The meeting was called to order by Board President, Mark Kettner at 630 p.m. After the meeting was called to order, there was time for open discussion and the reading of the previous month's minutes. Letch Kline made a motion to approve the minutes with a second by Rory Nelson. The motion passed unanimously.

#### **Treasury Report:**

Al Hopkins produced a treasury report explaining any additions or subtractions from the account. The reconciled operating balance was \$44,570.73. Six checks were written totaling \$4,677.16 and deposits totaling \$2,113.43 leaving a balance of \$42,007.00. Al Hopkins made a motion for the adoption and approval of the Treasurer's report submitted to the Board and included in the Minutes and approval of the checks presented for signature with a second by Mike Warstler. This motion passed unanimously.

#### **Lake Report:**

Lake report was conducted on April 19<sup>th</sup>. One change was that Mr. Bill Maley previously did not charge a fee but now charges \$200.00 for his inspection of the algae.

### **Architecture Report:**

Wayne Miller provided plans to build a house in Unit 3 Lot 74. The plans were in line with the covenants for the lot and unit. Letch Kline made a motion to approve the plans with a second by Rory Nelson. The motion passed unanimously.

Mike Warstler at 19419 Champion Cir provided plans to build a fence in his back yard. Rory Nelson made a motion to approve with a second by Letch Kline. The motion passed.

David Vicknair at 19329 Champion Cir provided plans to build a fence in his back yard. Frank Faust made a motion to approve with a second by Mike Warstler. The motion passed.

Dawn Hearn at 19528 Champion Cir provided a plat to the board with the intention of gaining approval for a fence and pool in her back yard. The plans did not adequately show the pool and property line. The board denied approval.

Harlan Hairston at 14926 Calcutta provided plans to bring his home back into compliance with the covenants. Mike Warstler made a motion to approve with a second by Rory Nelson. The motion passed.

### **Covenants Report:**

See report from Kristina Weeks.

### **Beautification Report:**

Tom Paolletto at 14790 Calcutta won yard of the month.

Letch Kline made a welcome letter and the cost was \$176.55. Al Hopkins made a motion to approve the money spent on the welcome letter with a second by Kristina Weeks. The motion passed.

**Social Committee:**

Tommie Yanik and Kristina Weeks proposed up to \$600 be spent to acquire a movie screen and sound system that could be used in the neighborhood to provide entertainment for community events. Mike Warstler made a second on that motion and the motion passed.

**Newsletter:**

Newsletters for the quarter were handed out.

**New Business:**

Tommie Yanik proposed a budget be set for special events. Al Hopkins made a motion for \$2500 to be used for special events with a second by Rory Nelson. The motion passed.

**Special Meeting:**

The board met at the Windance Country Club for a special meeting to discuss the placement of a pool at 19528 Champion Circle, Gulfport MS, 39503. (Lot 35, Unit 3). The following board members were in attendance at the meeting: Mark Kettner, Al Hopkins, Tommie Yanik, Joey Jenkins, Frank Faust, and Kristina Weeks. The board discussed the pool Dr. Dawn Hearn would like to place in her backyard. The setback lines were reviewed and the removal of excess concrete on her property. Al Hopkins made a motion to approve, Kristina Weeks second the motion, the Motion passed unanimously. Meeting Adjourned: Al Hopkins made a motion to adjourn the meeting with a second by Kristina Weeks. The motion passed unanimously. Al Hopkins made a motion to adjourn the meeting with a second by Rory Nelson. The motion passed unanimously.

Respectfully Submitted,  
Michael Warstler, Secretary