

MINUTES OF THE MONTHLY MEETING OF THE BOARD OF DIRECTORS OF WINDANCE PROPERTY OWNERS' ASSOCIATION

Held on August 8, 2017

The monthly meeting of the Board of Directors for the Windance Property Owners' Association was held on August 8, 2017 at Windance Country Club. The following directors were present: Walt Hack, Donna MacArthur, Timmy Enroth, Alonzo Johnson, Diana White, Susan Smith, Al Hopkins, Roy Craig, and Allen Deen.

Guests present were: Linda Marsh, Steve Marsh, Gary Rhodes, Ruben Smith, Michael Styron, Ron Lightfoot, and Cindy Craig.

The meeting was called to order by Walt. The floor was open for questions and discussion. No questions or discussion was presented by the guests attending the meeting. Diana made a motion to disperse with the reading of the July Minutes, 2nd by Al. All in favor and motion passed.

TREASURER'S REPORT

The current month's report states that we have \$27,137.54 in checking. Income generated was \$1,475.00 and incurred expenses were \$1,785.35. Roy made a motion to accept the report, 2nd by Allen Deen. All in favor and motion passed.

LAKE REPORT

Timmy reported that Slade's suggested that we get lime deposited in the lake. Slade's also sprayed weed killer to control the weed growth around the lake.

Timmy recommended that Roy rejoin the Lake Committee. Walt stated that Roy was working with the Architectural Committee. Roy stated that he might be able to work on that committee to and would discuss it with Walt and Timmy at a later date.

Walt combined two sets of lake rules that had been drawn up and combined them into one set of rules. The Board looked at the combined copy to see if any adjustments needed to be made.

Timmy passed around a picture of what Lake Village is proposing for a boat launch. The existing pilings will be used and there will be no cost to the Windance residents. A gate will be installed, with a lock, and the boat launch will be available to both Windance residents and Lake Village residents. Roy suggested that we table the launch project until we speak with our attorney. We need to be advised as to what our liability is. Walt suggested there be an annual inspection of the Lake Village launch and that they will be responsible for keeping it up. Al made a motion to table the discussion on the pier construction, 2nd by Timmy. All in favor and motion passed. Several questions and concerns were raised by Windance residents concerning several of the Lake rules. It was suggested that we finalize the draft for the lake rules at the next meeting. Al suggested that the Board needs a guest liability addendum for those using the lake, 2nd by Timmy. All in favor and motion passed.

ARCHITECTURAL REPORT

- 1. Radar signs - want to install the signs on Windance Drive. We have to order posts, which will cost \$100 - \$150 per post. Walt checked on the posts which will be cast iron and will match the light posts we already have in the neighborhood.**
- 2. Mike Styron- 19291 Champion Circle - wants a fence approved – All plans are within the covenant of that area.**
- 3. 19201 Champion Circle - Mike Dickenson - wants to remove an existing screen porch and enclose that area with the same type of structure. Roy recommended that we approve the design presented. All in favor and motion passed.**
- 4. 19328 Champion Circle - Janet Tomek wants to install solar panels on the driveway. These would be visible from the road. Roy asked Walt to table this request for now because they have now come out with solar tiles that look like the roof tiles. This new look is coming soon and would be a better solution to solar panels in the neighborhood and would better meet the covenant regulations. Roy made a motion to table this until the next meeting, 2nd Al. All in favor and motion passed.**

COVENANT REPORT

- 1. 20421 Windance Drive- Attorney has sent a letter to the homeowner – lot is in disarray**
- 2. 20068 Tournament Drive- car parked in yard. 2nd notice sent no action taken. Recommend forwarding to attorney for action to be taken.**

BEAUTIFICATION REPORT

Yard of the Month - 12239 Windance Drive - Matthew and Brady Powers.

SOCIAL COMMITTEE

Susan reported that the Social Committee will meet next week. They are planning a fall neighborhood Halloween party the night before Halloween. This will be only for the children of the residents of the neighborhood and their guests.

The New Neighborhood Packets will be ready for approval at the next POA meeting in September.

Roy suggested we contact the Sheriff's Department to patrol the front entrance of Windance on Halloween night. This will help with the traffic flow into the neighborhood.

OLD BUSINESS

Walt reported that there was no response from Marlin Ladner, our supervisor for this district, concerning the conditions of the roads in the neighborhood.

Diana reported that the newsletter went out and was distributed throughout the neighborhood.

NEW BUSINESS

No new business was presented.

There being no other business to discuss, a motion to adjourn was made by Walt, 2nd Roy. All in favor, and motion passed. The meeting was adjourned at 7:00 PM.

**Donna MacArthur
Secretary**