

MINUTES OF THE MONTHLY MEETING OF THE BOARD OF DIRECTORS OF WINDANCE PROPERTY
OWNERS' ASSOCIATION
Held on December 13, 2017

The monthly meeting of the Board of Directors for the Windance Property Owners' Association was held on Wednesday, December 13, 2017 at the Windance Country Club. The following directors were present: Walt Hack, Donna MacArthur, Alonzo Johnson, Diana White, Susan Smith, Al Hopkins, Roy Craig and Allen Deen. Timmy Enroth was absent.

Guests in attendance were Stephanie Johnson, Ruben Smith, Buddy Bond, Sheila Everitt, Jim Faust, Ron Lightfoot and Robin Mangum.

The meeting was called to order by Walt at 6:35 PM. The floor was open for questions and discussion. No questions or discussion was presented by the guests attending the meeting.

Al suggested that we look at the September minutes, concerning the lake report, and make some modifications accordingly.

TREASURER'S REPORT

The current month's report states that we have \$16,013.33 in checking. Income generated was \$600.00 and incurred expenses were \$1889.10. Al motioned to approve payment of Check #267 for \$150.00, 2nd Roy, all in favor and motion passed.

Diana requested a check be made out to Ink House to cover expenses of \$147.87 to cover the printing cost for the Christmas Party flyers and the winter Windance Newsletter. Al moved to approve for payment of the bills, 2nd Susie, all in favor and motion passed.

Diana made a motion to accept the treasurer's report, 2nd by Roy, all in favor and motion passed.

LAKE REPORT

Timmy had previously reported that signatures concerning the lake rules are still pending from the Lake Village POA. Walt will schedule a meeting with them to see if we can come to some resolution concerning the lake.

Lake Village pier proposal will be tabled indefinitely pending Lake Village POA action to present detailed plans for review.

The tax roll contains 332 taxable properties within Windance. This number includes all phases.

ARCHITECTURE REPORT

1. 19470 Champion Circle- Ruben and Susan Smith requested to rebuild a patio and outdoor kitchen off the back of their house. Roy stated that there was nothing in the covenant report that would prevent

the building of the addition. Roy made a motion to accept the renovation, 2nd Diana, all in favor and motion passed.

2. Susan asked if the covenant required all residents to have brick mailboxes. Al said that he thought that was in the covenant. Walt said he would check and report back to the board at a later date.

3. 19269 Champion Circle- Installation of solar panels on the rear of the house. Roy made a motion that we accept the plans, 2nd by Allen, all in favor and motion passed.

4. 19393 Champion Circle- carport to be installed (located in the driveway area). Roy made a motion that we accept the plan, 2nd by Al, all in favor and motion passed.

COVENANT REPORT

1. 12421 Windance Drive. Property is in complete disrepair and is in need of extensive action. Notice sent April 6, 2017 with no response and no action being taken. Attorney taking legal action.

2. 19221 Champion Circle- Travis and Merry Anderson- Property in disrepair. Letter has been sent. No action has been taken. Walt will send a letter to our attorney to see if we can elicit a response from the property owners concerning this matter. Roy made a motion to accept this course of action, 2nd by Diana, all in favor and motion passed.

3. Parking on Calcutta Drive- multiple complaints. Walt asked Alonzo to follow up and this.

BEAUTIFICATION REPORT

Yard of the Month: Al and Lisa Picard – 19595 Champion Circle

SOCIAL COMMITTEE

Walt complimented Diana on the winter newsletter. Diana reported that the Windance website is up-to-date except for posting the newsletter. Susan suggested that Diana have the Social Committee help distribute the newsletters to expedite the distribution process.

Susan reported that the Christmas Party will be held on Sunday, December 17th at 3:30 pm at the clubhouse. Flyers have been distributed, refreshments will be provided and each parent is to bring a wrapped book for their child. She asked the Board to provide a \$100.00 gift card to Half Shell for “Mr. and Mrs. Santa Clause”.

The Social Committee is working on several social activities for adults for next year. Plans will be presented to the Board at a later date.

NEW RESIDENTS

1. Eric and DeBorah Drayton-Ward- 14817 Calcutta Drive
2. Paul Goodyke- 14818 Calcutta Drive

OLD BUSINESS

The 2018 Elections and Annual Meeting is scheduled for Jan 25, 2018. The buffet, which starts at 7:00pm, will have the same menu as 2017 and the cost will be \$857.25. Diana made a motion to accept the budget for the buffet, 2nd by Susan, all in favor and motion passed.

Roy Craig and Timmy Enroth's term expires plus "1" on January 31, 2018. Al Hopkins was elected for a three-year term. Walt made a motion to take the lowest vote total of the three newly elected board members and automatically insert that name on the 2018 ballot. This motion was 2nd by Roy Craig, all in favor and motion passed.

Deadline of January 5th was set for anyone that is planning on running for the Board. Those names need to be given to Walt.

Certain areas of Windance are still experiencing flooding issues. Susan felt that Harrison County should be responsible for the problem. Donna stated that she had contacted them numerous times and they came out to access the situation. They stated that it was not the county's responsibility to correct the drainage problem. Residents of Mulligan Cove said they were also having drainage issues in their area. Alonzo suggested that it be posted in the next newsletter that residents need to check the flood zone map and see if their property is included in that flood zone area. The zones have been changed recently so residents need to update their property information.

Alonzo reported on a meeting that Eagle Cove residents had concerning the drainage issue. The residents are going to contact several engineering firms concerning viable solutions to resolve this issue.

NEW BUSINESS

We have been experiencing problems again with the entrance lights. Landscapers have worked on the main entrance four different times this month to try to get them working. If they go out again, it was recommended that we replace the transformer, timer and automatic clock. The cost of this would be \$200 to \$250. Additionally, the entrance to Unit 1 lights must be replaced with solar lighting. Walt made a recommendation to obligate not more than \$250.00 to replace the front entrance lights if they fail again. Further to obligate \$80.00 to install high intensity solar lights at the Highland Drive. The installation would include three solar spotlights. A motion was made by Susan to approve the installation of entrance sign lights, 2nd Al, all in favor and motion passed.

Diana asked if there was any data back from the county concerning the speed limit signs. Walt said we had not received any information as of this time.

Diana brought up the condition of the entrance signs at the main entrance of Windance Drive. Donna reported that plans had been drawn up two years ago to renovate the entrance. The scope of the project was never finalized to include both entrances and as of this date, no action has been taken.

Ruben Smith suggested that we work with Island View to renovate the entrance sign at the front entrance. The board will look into this suggestion.

There being no other business to discuss, a motion to adjourn was made by Al, 2nd Alonzo, all in favor and motion passed. The meeting was adjourned at 7:15pm.

Donna MacArthur

Secretary