

## **Windance Property Owners Association**

### **Monthly Meeting Minutes**

**December 15, 2020**

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

The Board of Directors for the Windance Property Owners Association held the monthly meeting Tuesday, December 15, 2020 at the Windance Country Club. The following board members were present during the meeting: Mark Kettner, Rory Nelson, Al Hopkins, Tommie Yanik, Mike Styron, Letch Kline, Frank Faust and Mike Warstler. Not Present: Brian Zastrow.

#### **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. This motion passed unanimously.

#### **Treasury Report:**

Al Hopkins produced a treasury report explaining any additions or subtractions from the account. The previous reconciled balance was \$7,318.77. Five checks were written in November totaling \$2,716.17. Three checks were written in December totaling \$1,150.17. Deposits totaled \$2,089.24 leaving a balance of \$5,541.67. Al Hopkins made a motion for approval of checks with a second by Mark Kettner. This motion passed unanimously.

#### **Lake Report:**

Mark is working with the sign company on the proof for the new decals.

### **Architecture Report:**

Mike Styron gave the architecture report with a few proposed homeowner property modifications. Rick and Ramona Berry purchased Lot 39 on Champion Cir and requested approval for a home to be built. Mike Warstler made a motion to approve with setbacks as depicted. A second was made by Al Hopkins and the motion passed unanimously. Britt Walker proposed a reconstruction of his back porch with a built in fire place. Rory Nelson made a motion to approve with a second by Mark Kettner. The motion passed unanimously. Anthony Weeks at 12447 Windance Dr. proposed a plan to extend the existing fence. Al Hopkins made a motion to approve so long as the posts match the ones on the back of the fence. A second was made by Frank Faust and the motion passed unanimously.

### **Covenants Report:**

Tommie Yanik provided updates to the covenants report. 19536 Windward Cove has a boat parked in the driveway still. Al Hopkins made a motion for Tommie Yanik to check it out and if there is anything still in violation of covenants we will notify attorney. A second was made by Mike Warstler and the motion passed unanimously. Ms. Fellows is unclear on how she is violating the covenants with her boats in second lot. Al Hopkins made a motion to send a second letter to Ms. Fellows explaining how she is in violation of the covenants. A second was made by Mike Warstler and the motion passed unanimously.

### **Beautification Report:**

Ken and Deborah Kennedy at Mulligan Dr. won yard of the month for December.

### **Social Committee:**

Nothing new to report on the social committee.

### **Old Business:**

Fallen Trees – The staked trees are holding up so far. Mark Kettner made a motion with a second by Letch Kline for \$150 for stakes for oak tree. The motion passed.

Fence repairs – Still working on quotes. Frank Faust obtained one for \$4500 and Mark Kettner will look at other options.

Discussed solicitation for residents who want to be nominated for the board.

Three Vacancies:

Rory Nelson

Mike Styron

Brian Zastrow

**New Business:**

Upcoming Election:

Election committee of Mike Warstler, Rory Nelson, and Letch Kline set procedures for the annual election.

Date set for 28 January, 2021.

Vote in person, by proxy, or mail in.

Residents could still drop off payment on the election date.

**Election results.**

The election committee counted the ballots at 7pm on the 28<sup>th</sup> of January with the help of an outside spectator to ensure integrity.

The election results are as follows:

Rory Nelson

Kristina Weeks

Joey Jenkins

These terms are for three years each.

**Meeting Adjourned:**

Al Hopkins made a motion to adjourn the meeting with a second by Mike Warstler. The motion passed unanimously.

Respectfully Submitted,  
Michael Warstler, Secretary

