

Windance Property Owners Association

Monthly Meeting Minutes

July 14, 2020

Location: Windance Country Club

The Board of Directors for the Windance Property Owners Association held the monthly meeting Tuesday, July 14, 2020 at the Windance Country Club. The following board members were present during the meeting: Mark Kettner, Rory Nelson, Al Hopkins, Tommie Yanik, Frank Faust, Mike Styron, and Mike Warstler. Not Present: Brian Zastrow and Letch Kline.

The meeting was called to order by Board President, Mark Kettner at 6:30 p.m. After the meeting was called to order, Mark made mention of a Board Position needing filled. Mark nominated Mike Warstler for the vacant Board position and to fill the role of Secretary. This motion was seconded by Al Hopkins and passed unanimously.

Al Hopkins produced a treasury report explaining any additions or subtractions from the account. The beginning balance was \$17,678.25 with checks totaling \$7,190.45 and deposits of \$5,139.89, leaving a cleared balance of \$15,627.69.

Mark Kettner then presented the Lake Report. As far as the health of the lake there was nothing new to report. Mark mentioned that there is a shortage of decals so he will be ordering up to 30 new decals at a cost of approximately \$200. Additionally, Al Hopkins brought up that there was a problem identifying and enforcing lake access. He presented an idea of using a color-coded annual decal system which would presumptively help better identify boats allowed access to the lake. There was some discussion on this matter but for now the current system will remain in place.

Mike Styron gave the architecture report with two proposed homeowner property modifications. The first was Brian Yates who would like to put an in-ground fiberglass pool in his back yard. The pool, fencing and all other modifications as described by the homeowner fall in line with the covenants. Mike Styron made a motion to pass with a second from Mark Kettner and the board voted unanimously in favor of the project. The next project was for a porch extension at Eric

Wards' property. The proposed extension would extend out four feet from his home where a current flower bed exists. The flower bed would be moved in front of the new cement slab. Mike Styron made a motion to pass which was seconded by Rory Nelson and approved by a vote of four to three.

Brian Zastrow was not present to provide a covenant report so Mark Kettner spoke on the matters. The first item was about the lot abandoned by the builder. There needs to be a petition produced by a lawyer to give half the lot to each of the neighboring property owners. Windance POA will provide legal fees to produce that petition. Mark Kettner made a motion to have Tommie Yanik find someone to mow that area in the meantime. Al Hopkins seconded the motion and it was passed unanimously.

In place of Letch Kline, Mark Kettner presented the beautification report which included quotes to stain the new and existing fence at the entrance to Windance. The three quotes had pricing to just stain the new fence and also for an entire fence-line re-stain. Al Hopkins made a motion to partially stain the fence to include the new fence. Frank Faust seconded the motion and the motion passed by a vote of four to three.

Rory Nelson had nothing new to report on the social committee.

For the monthly newsletter it was recommended that we add some of the recent issue we have been having with covenant violations.

Nothing to report on old business.

For new business one of the other lots was mentioned as well as a strip of grass on balata. It was recommended that Mark Kettner would get an additional quote for those areas.

Mark Kettner made a motion to adjourn the meeting but Al Hopkins brought to attention some other covenant items. There is a boat on Winward Cove that violates the covenants. Frank Faust said he would contact those people to let them know they need to move the boat.

Additionally, a boat parked on Windance Drive needs to be moved due to covenants. Mark Kettner said that he would talk to them. From now on the covenants committee will look at the list of infractions and provide a report for the next meeting.

Mark Kettner made another motion to adjourn the meeting with a second by Al Hopkins. The motion passed unanimously.

Respectfully Submitted,
Michael Warstler, Secretary