

MINUTES OF THE MONTHLY MEETING OF THE BOARD OF DIRECTORS OF WINDANCE PROPERTY OWNERS' ASSOCIATION
Held on July 11, 2017

The monthly meeting of the Board of Directors for the Windance Property Owners' Association was held on Wednesday, July 11, 2017, at Windance Country Club (rescheduled due to conflicts at the clubhouse).

The following directors were present: Walt Hack, Donna MacArthur, Timmy Enroth, Alonzo Johnson, Roy Craig, Al Hopkins, Diana White and Allen Deen. Susan Smith was not present.

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

TREASURER REPORT

The current month's report states that we have \$27,672.89 in checking. Income generated was \$6,050.00. Incurred expenses were \$2,754.57. Al made a motion to accept the report, 2nd by Donna. All in favor and motion passed.

ARCHITECTURAL REPORT

Roy reported that the speed signs posts have not been ordered yet, and that the posts needed to be at least 7 ft. He needs to get a check from Rita to pay for the expenses incurred to order the posts. The county road department will install the speed signs. He reported that it will take two to three weeks to receive the posts once they are ordered. The county will survey the area and decide where the solar-powered signs will be installed.

19603 Champion Circle - TV dish is visible from the road. The Architectural Committee will request for the homeowner to place the dish on a short pole behind an existing fig tree on the same side of the home. This homeowner also wants Board approval to upgrade the structure with the following: A. Upgrade exterior trim from a dark green to black. B. Install landscape hedge along the fence line. C. Replace the fixture on top of the mailbox with a solar lantern. D. Replace brick landscape border with flagstone or mosaic tile. Roy made a motion to accept the proposed structure improvements, 2nd by Allen. All in favor and motion passed.

12468 Windance Drive - Homeowner requests review, and permission, to construct a 4 ft. wrought iron fence in the backyard. The fence would extend 30 ft. into the rear yard with a length of 32 ft. Roy presented a drawing of the proposed plan. Roy stated that this proposal is not in violation of the covenant and should be recommended for approval.

LAKE REPORT

Timmy reported that the lake had been fertilized on Sunday. He presented another draft of the Lake Rules to the Board. Walt recommended that we look at it, post it on our website, and get feedback from the POA members. After that, Walt suggested we move on from there. We also need to get feedback from Lake Village concerning the Lake Rules.

Concerning the lake security issue, Al suggested we work with Rick Dombrowski (Windance Club Manager) to see if we could work out a lake security plan.

Al suggested that we need an affidavit to be signed by non-resident people using the lake for liability purposes. Diana said we might encounter a snake problem at the boat launch area. Timmy said he would contact Slade's concerning a potential problem. Walt said the problem of the spillway being overgrown with grass has been taken care of and the spillway is now running freely.

COVENANT REPORT

Alonzo suggested posting information on Facebook informing residents on what covenant rules apply to the specific area they live in. The covenant rules vary from Unit to Unit. It was concluded that it is impossible to have one covenant plan for the entire subdivision.

20068 Tournament Drive - Car parked in yard. 2nd notice sent with no action being taken. Recommended forwarding to attorney for action to be taken. Motion made by Walt and 2nd by Alonzo to forward to attorney for legal action; motion approved.

Daniel and Lorain Quandt - 3115 Cypress Creek Dr., Biloxi, Ms.- Owns Lot 73 at 20068 Windance Drive. This property is in complete disrepair and in need of extensive action. A notice was sent April 6, 2017, with no response and no action being taken. Motion made by Walt and 2nd by Alonzo to forward to attorney for legal action; motion approved.

White Families - 19676 and 19668 Eagle Cove - boat returned to property and not stored in the garage. Recommend forwarding to the attorney for action. Alonzo would like to talk to the Whites' to see if the situation can be rectified before an attorney letter is sent. Al made a motion to accept, 2nd by Roy. All in favor and motion passed. (Follow-up: Alonzo discussed with home owner and issue resolved)

Walt brought to the attention of the Board that many yards are in need of mowing. He suggested that we send standard form letters, deposit them into the mailboxes, explaining the problem and that action needs to be taken to be in compliance with the covenant regulations. If any letters of compliance are sent by our lawyer, the property owner has to cover the attorney fees. If not taken care of by the property owner within two months a lien will be placed on the property. A motion to accept the proposal was made by Walt, 2nd by Al. All in favor and motion passed. Diana will put this information in the newsletter that is distributed to the residents.

BEAUTIFICATION REPORT

Yard of the Month - none

SOCIAL COMMITTEE

No new business or activities to be reported.

OLD BUSINESS

There has been no feedback from the Supervisor concerning the road conditions and repairs needed in Windance.

The Harrison County Road Department will install the speed mitigation signs throughout the neighborhood.

NEW BUSINESS

Jan Tumek plans to install solar panels on the east side of her house. The plans were sent through Allen to present to the Board. Walt stated that we will table this issue and get back with Ms. Tumek after we look into the issue.

The Board was called into EXECUTIVE SESSION

No action was taken during the executive session. The motion to come out of executive session was made by Al, 2nd by Walt. All in favor and motion passed.

NEW BUSINESS

It was decided that multiple lot owners would only pay one fee for POA dues (\$200.00). They will not be charged dues on each individual lot that they own. Motion accepted by Walt, 2nd by Al. All in favor and motion passed.

It was decided, the Board needs to proceed with liens on property for people over 500 days past due on their POA dues. Walt made the motion to accept, 2nd by Al. All in favor and motion passed.

There being no other business to discuss, a motion to adjourn was made by Walt, 2nd by Al. All in favor and motion passed. The meeting adjourned at approximately 7:45 PM.

Donna MacArthur, Secretary