

Windance Property Owners

Meeting Minutes

July 2019

Meeting Date July 9, 2019

Location: Windance Country Club

The monthly meeting of the Board of Directors for the Windance Property Owners Association was held on Tuesday, July 9, 2019 at the Windance Country Club. The following board members were present during the meeting: Walt Hack, Ron Lightfoot, Al Hopkins, Tommie Yanik, Mark Kettner, Susie Smith, Mike Styron, and Brian Zastrow. Not present Diana White

The guests in attendance were: Ron Yanik, Ann Moran, Ruben Smith, Andrea Grisham, Chris Grisham, Buddy Bond, Norma Bond, Margaret Ladnier, and Kelly Kettner.

The meeting was called to order by Walt Hack, President, at 6:30 p.m.

No comments came from the guests.

The June 2019 meeting minutes were sent out via email ahead of time to board members for review. Tommie asked if there were any other changes or corrections, none were reported. Al moved to accept minutes, Mark seconded and the motion passed.

Treasurer's Report: Beginning balance of Checking Account \$29,432.72, Deposits/Credits \$3,650.00, Nine Checks \$1,575.33, Balance 6/30/19 \$31,485.39. Seven checks for July Expenditures. Al moved to accept the treasurer's report and approve the July checks that were presented for signature be approved. Susie seconded. Motion passed. Savings Balance \$13,013.57.

Lake Report:

Mark moved to purchase 40 additional decals. Brian Seconded. Motion passed.

Meeting Thursday afternoon with Mr. Tim Ray with the Mississippi Extension Service to discuss review of lake. Property owners are invited.

Architecture Report: Mike

First Request: Chris and Christine Cothren, 12504 Windance Drive, request to add 2 foot pavers on both side of drive with additional rock or gravel for planters beside the pavers. Mike moved to approve. Mark seconded. Motion passed.

Second Request: Walt received email from The Crystals, first house on Champion Circle, requesting approval to add four Hydrangea shrubs to outside of their fenced yard. Walt moved to approve. Al seconded. Motion passed.

Third Request: Hein and Vy Bui, 19365 Windward Cove, submitted plans for a pool. Mike moved to approve. Ron seconded. Motion passed with one objection.

Covenants Report: Ron

Discussion on procedure to notify property owners of non-compliance with covenants. Al moved to adopt the following procedure: First, make a personal effort to contact the property owner, knock on their door. Second, if no one answer, tape notice to door. Third, allow 1 week, if problem is not corrected or the Covenants Committee has not received an acknowledgement from property owner, send signed "Certified Letter" notifying property owner to contact a board member to discuss violation. If no response within 1 week from offender, send non-compliance information to attorney. Mark seconded. Motion passed with one objection.

Walt moved to send documentation of Mr. Gary Densing property violations to attorney. Al seconded. Motion passed.

Discussion of conformity of the destroyed brick mailboxes. Al moved, in order to encourage residents to rebuild their mailboxes in the brick fashion, the WPOA will contribute \$250.00 to each one to offset a portion of this expense. Walt seconded. Before voting Mark moved to table motion for further discussion. That motion failed. First motion also failed.

Beautification Report: Susie

American Flags were purchased for \$253.00, budgeted \$250. Each home in Windance celebrated July 4th, Independence Day with these flags.

The July "Yard of the Month" to Robert Smith 12476 Highland Drive.

Social Committee: Susie

Pool Party in June, food, decorations, etc cost \$526.00, Budgeted \$500.00 Attendance about 40.

Newsletter: Diana produced and distributed Newsletter for Quarter 2.

Old Business:

Ron, Brian, and Mark will meet with Rita Bentz Wednesday, Thursday, or Friday next week to perform the sampling of 3 months transactions to satisfy our bylaws requirement. This sub-committee will report back to the board next meeting with results.

Al reported on Windance West flooding, filing of covenants and plats, reimbursement for our signage (street signs).

New Business:

None

Executive Session:

Al moved to go into executive session to determine the need to go into executive session concerning litigation matters. Seconded and passed.

It was determined there was a need for executive session litigation matters and the board went into executive session on litigation matters. The board came out of executive session and Al moved for the record that there was no action taken in executive session, seconded and passed.

Walt moved to go forward with collecting outstanding dues as promised on letter. To direct attorney to bring liens against their properties if they owe \$400.00 or more. The motion was seconded and passed.

Walt accepted a motion to adjourn. Seconded and passed.

Respectfully submitted by Tommie Yanik