

**MINUTES OF THE MONTHLY MEETING OF THE BOARD OF DIRECTORS OF WINDANCE
PROPERTY OWNERS' ASSOCIATION
Held on June 14, 2017**

The monthly meeting of the Board of Directors for the Windance Property Owners' Association was held on Wednesday June 14, 2017 at Windance Country Club. The following directors were present: Walt Hack, Donna MacArthur, Timmy Enroth, Alonzo Johnson, Diana White and Susan Smith. AL Hopkins, Roy Craig and Allen Deen were not present.

The meeting was called to order by Walt and the floor was opened for questions and discussion.

Several questions regarding the lake were presented to the Board:

1. Can family and friends use a property owner's boat on the lake without the property owner being aboard?
2. Will a Windance boat launch location be available in the near future?
3. Will POA members be able to vote on the Lake rules?
4. Will the lack of parking at the Lake Village launch be addressed?
5. Why does a portion of the POA dues go towards up-keep of the Lake since not all POA members use the Lake?

Some Board responses and observations were given as follows:

1. In response to the need for a Windance boat launch location, Susan Smith stated that the Board was addressing the issue and looking for available property that would allow Windance property owners a launching area.
2. Currently a key is needed to access the boat launch area; Timmy Enroth will have additional keys made for those POA members who use the Lake on a regular basis.
3. As to Lake Rules and Regulations, a compromise between Windance and Lake Village will have to be worked out. Long term rules and regulations have not been finalized as of now and there are still issues to be discussed.
4. Walt explained that the Lake Rules and Regulations will be open for discussion by POA members, but the POA Board will have the final vote on the rules and regulations.

TREASURERS REPORT

The current month's report stated that we have a \$23,201.48 balance in checking. Income generated was \$2,475.00, incurred expenses were \$4,604.14. Walt made a motion to accept the report, 2nd by Alonzo. All in favor and motion passed.

A copy of the tax rolls was obtained and past due notices were sent to property owners who are delinquent for 2015 and 2016 POA dues. These POA dues will be due by July 1, 2017, either by payment in full, or a payment plan must be set up. If the dues are not paid, lien procedures on their property will be initiated.

Notices were also sent out to property owners who are delinquent on 2017 dues, stating that the dues were due on or before 12-31-2017.

ARCHITECTURAL REPORT

1. Margaret Crawley is considering buying a house in the Windance subdivision. The purchase of the house is dependent on the Board's approval of her plans to construct a 4 ft. aluminum fence. The Board noted that the height, structure, and design of the fence does meet the standards of the neighborhood. A motion in favor of approval of the fence meeting adequate standards was made and the motion passed.
2. Robert Hoyt-12483 Highland Drive- will construct a wooden enclosure around his propane tank. The Architectural Committee recommended approval of the design. A motion was made by Timmy, 2nd by Diana. All in favor and motion passed.

COVENANT COMMITTEE

1. 20068 Tournament Drive - Car parked in the yard. A second notice was sent to the home owner and a discussion has been conducted with the owner following the notice. If the car is not moved by July 1st, the issue will be referred to our attorney for further action. Walt made a motion to accept this action, 2nd Diana. All in favor and motion passed.

BEAUTIFICATION REPORT

Yard of the Month - Lawson and Janelle Gallotte, 12514 Windance Drive.

1935 Champion Circle- has been vacant for 6 ½ years. Many issues were brought up concerning the condition of the house. The Board will check on the status and condition of the property.

SOCIAL COMMITTEE

Susan reported that the cookout and pool party was a great success. She thanked the Windance staff, Tamara Carter, and Ricky Dombrowski for their help and support in making the event such a success.

It was suggested that we publish an updated Windance Property Owners Directory like we had in the past. Walt said that we would look into it.

Rick Dombrowski said the club would have a Father's Day Brunch at the clubhouse on Sunday, June 18th. A menu was presented to the Board and Guests for viewing.

Susan told the guests that if they had any suggestions for the Social Committee, to be sure and contact the committee members concerning their suggestions and ideas.

LAKE COMMITTEE

Timmy reported that the lake is in great condition.

The decals have been printed and will be distributed to boat owners when the rules are finalized and approved by the Board.

OLD BUSINESS

1. Enforcing lake rules - suggested that the POA hire security which could be costly. Timmy spoke with Troy Peterson and he said if there was a violation to call, and he would send someone out.
2. Timmy recommended the decals be free of charge and be distributed accordingly on a yearly basis.
3. There was concern expressed over the killing of geese in Windance. As long as a permit has been issued to an individual to kill geese, it is legal. Until the federal agency is contacted concerning the matter, it can continue legally.
4. Susan called Allen Layne, with Harrison County, concerning Waste Pro trucks leaking hydraulic fluid on the streets. Harrison County thought the issue had been resolved and said they would check on it. Timmy called twice and has had no response.
5. Walt reported that a letter has been sent to the Harrison County Supervisor concerning the speed study, road repair and stop signs. He has had no response as of yet.
6. Welcome Package- Susan reported that the Social Committee and Island View Casino will work together on developing the Welcome Package for Windance.

NEW BUSINESS

Walt presented three landscaping bids for both entrances.

1. Sundown Lawn Service- \$8,700.00 annually.
2. Rea Landscape Maintenance Services- \$11,983.00 annually (\$983.33 monthly).
3. H & H Lawn Care- \$17,808 annually (\$1,484.00 monthly) plus a \$1600.00 initial cleanup fee.

After discussion concerning each company, Susan made a motion to award the contract to Rea Landscape Maintenance Services, 2nd by Diana. All in favor and the motion passed. (Contract contingent on a one year contract.)

New homeowner notification by Horton Homes:

Donald and Jamie Fleming- 20078 Mulligan Cove

Terry D'Angelo- 200800 Mulligan Cove

Ronald and Maria Lightfoot -20050 Mulligan Cove

The question of multi-lot billing was brought before the Board. Walt will look into the legality of this for the next Board meeting

Diana went over the Facebook information for the Windance site and briefly discussed the etiquette and courtesy that is expected when posting on Facebook.

There being no other business to discuss, a motion to adjourn was made by Walt, 2nd . All in favor, and motion passed. The meeting was adjourned at 7:25 PM.

Donna MacArthur
Secretary