

**THE MONTHLY MEETING OF THE BOARD OF DIRECTORS OF
WINDANCE PROPERTY OWNERS' ASSOCIATION
9 June 2020**

President – Mark Kettner	Vice-president - Rory Nelson
Treasurer – Al Hopkins	Secretary – Al Hopkins
Lake Committee – Mark Kettner	Covenant Committee – Brian Zastrow Frank Faust Tommie Yanik
Architecture Committee – Mike Styron Newsletter and Web Page -	Beautification Committee – Letch Kline

Call to order Mark Kettner

Reading of minutes Al Hopkins

Minutes were passed because of Covid-19 time.

Treasurer Report: Al Hopkins

May 12, 2020

CHECKS WRITTEN FOR MAY, 2020

2544	ARETE INDUSTRIES	\$3,098.50
2545	COAST ELECTRIC	\$50.00
2546	ACE DATE STORAGE	\$12.84
2547	COASTAL LAWN AND LANDSCAPE	\$983.33
2548	KLINE, LETCH & SANDERS	\$600.00

TOTAL \$4,744.67

*****RECONCILED OPERATING BALANCE (4/30/20) \$19,703.28**

DEPOSIT 5/13/20 1,118.31

BALANCE \$20,821.59

MAY CHECKS WRITTEN \$4,744.67

BALANCE (5/12/20) \$16,076.92

June 9, 2020

CHECKS WRITTEN FOR JUNE, 2020

2549	ACE DATA STORAGE	\$12.84
2550	COAST ELECTRIC	\$44.00
2551	SLADE'S FISH HATCHERY	\$4,562.95
2552	COASTAL LAWN & LANDSCAPE	\$983.33
TOTAL		\$5,603.12

****RECONCILED OPERATING BALANCE (5/31/20)	\$16,072.92
DEPOSIT 6/8/20	3,439.89
BALANCE	\$19,512.81
JUNE CHECKS WRITTEN	\$5,603.12
BALANCE (6/9/20)	\$13,909.69

Savings Account: **\$18,027.82**

Motion by AI to approve the Treasurer's Report for May and June 2020 as shown in the reports, and all checks written as shown, seconded by Letch and Motion passed without opposition.

Lake Report: **Mark Kettner**

Mark Kettner reported that the Lake is high as a result of the recent rain and looks good.

Architecture Report: **Mike Styron**

Mike Styron reported as follows:

1. Bradley Walker, 12471 Windance Drive requested approval of removal of dog houses from his house that were leaking. Motion by Mike to approve removal of dog houses and second by Letch and the motion was carried.

2. Mike reported that Ms. Eubanks requested that the Board send a letter to the County regarding flooding in her area. Decision was not to send the letter but to recommend that she contact the County with regard to the flooding.

3. Ryan Acosta, 14780 Calcutta requested approval of a 4 foot aluminum fence in and around houses that had only 6 foot wooden privacy fences. Motion made by Mike, second by Rory that the 4 foot aluminum fence was not approved but the homeowner could build a 6 foot wooden fence that is compatible with those in his neighborhood.

Covenants Report:

Brian Zastrow

1. Gary Martin signed contract for removal of his swimming pool in his back yard which cannot be seen from the street.

2. The She Shed issue was on the agenda and Mark advised that he had talked with the attorney who advised that the architect would have a drawing by the end of June and he confirmed that he would stay in contact with the attorney to be sure that was done.

3. Mark reported further discussion with attorney as far as covenants were concerned that there was a Default Judgment entered against Robert White and that the Complaint against Robert White for his dog running free in the neighborhood and on the Golf Course would be set for trial soon. Affidavits were requested and Tommie advised that Walt had several Affidavits that had previously been signed. Mark gave out other Affidavits that could be signed.

It was also reported that a lien was cleared on Lot 42 for Mrs. Divedo when she paid \$850, consisting of \$600 for three years and \$250 in fees and attorney's costs.

4. 19512 Champion Circle trampoline in backyard visible from Golf Course and street.

5. 12198 Windance Drive swimming pool in side yard visible from the street with no contract to remove.

6. 19476 Champion Circle parking in lot next to house.

7. 19426 Champion Circle dogs still not on a leash in the neighborhood and on Golf Course like Robert White who is being sued.

8. 19365 Windward Cove boat in front of the house that has been there for months. Frank to contact.

9. 12270 South Cove house trailer, Airstream trailer, letter to be sent, Frank to contact.

10. 12358 Windance Drive four boats and a trailer visible from the street. Contact needs to be made to find out whose boats they are and why they are located in that area.

11. Getz Lot - Tommy reported that Getz has agreed to pay for the yard being cut.

12. 19165 Champion Circle advised Tommy that they will stop parking on the street.

13. Basketball goals were discussed. Motion made by Mike and seconded by Letch to prohibit all basketball goals on the street to include any placement of basketball goals so that players are in the

street. So basketball goals and players cannot be in the street in Windance and Windance West. Motion was carried.

Beautification Report:

Letch Kline

Leach advised that the flags had been purchased (\$320) and he would seek volunteers for distribution. He also reported that he was going to publish a Newcomer's Brochure, Mark discussed his desire to beautify the curb near the lot of Balata in Windance West in County Property that was getting overgrown.

Yard of the month:

Letch reported that the Yard of the Month was on Tournament Drive on the corner of the Street.

Social Committee

Rory Nelson

No report.

Newsletter

Rory asked for reports for the Newsletter.

New Residents

New residence will be given Newcomer Packages by Letch.

Old Business:

None.

New Business:

Board vacancy-

The Board vacancy was discussed and Rory made the Motion that we would go to the next in line on the votes taken at the last election to fill vacancies and that would consist of Mike Warstler, Joey Jenkins and Kevan Brown.

Lawyer update on Liens -

Mark is to go and get Lot Owners at the Courthouse.

Entrance repairs:

Frank made a Motion and Letch seconded the Motion that the fence that it is down in the front be replaced and Mark was given up to \$1000.00 to get in repaired. The Motion was carried.

Mark further reported that the French Drain was being worked on in the front but a Permit was required to proceed and they were waiting on the Permit.

Mark also reported on staining and painting 51 sections of the fence and had received a proposal to

restain at \$2400.00 and reported that he needed additional proposals as he felt that was too high.

Motion was made by Tommy and seconded by Frank that the April note prepared by Mark was to be attached to the minutes and that the approved fence projects and the approved ground swimming pool that required a written contract be attached as well.

There being no further business to come before the Body the meeting was adjourned.

Respectfully submitted,

Secretary

A handwritten signature in cursive script, appearing to read "Al Hopkins", written over a horizontal line. The signature is fluid and somewhat stylized, with a long horizontal stroke at the end.

Al Hopkins

J:\ALBEN N.HOPKINS PERSONAL FILES RANCH ETC\Windance POA\Minutes 2020\June Agenda.wpd