

MINUTES OF THE MONTHLY MEETING OF THE BOARD OF DIRECTORS OF WINDANCE PROPERTY

OWNERS' ASSOCIATION

Held on June 12, 2018

The monthly meeting of the Board of Directors for the Windance Property Owners' Association was held on Tuesday, June 12, 2018 at the Windance Country Club. The following directors were present: Walt Hack, Donna MacArthur, Al Hopkins, Allen Deen, Susan Smith, Diana White, Ron Lightfoot and Mike Styron. Timmy Enroth was absent

The guests in attendance were: Ruben Smith, Roy Craig, Liam Eubank, Carly Eubank, Steve and Linda Marsh, Kenneth Kenned, Bob Nail, Mark and Melody White, Buddy Bond, Mark and Kelly Kettner, and Joe Leopold.

The meeting was called to order by Walt at 6:30 PM.

Allen introduced Mr. Tim Ray, the guest speaker for the evening, who is with the Mississippi State Extension Center. The topic of discussion was Pond and Lake Management. Topics of discussion was lake alkalinity levels and why they are important in maintaining the health of the lake; different uses for the lake; common causes for fish dying; reasons to fertilize / not fertilize lakes and ponds.

Walt opened the floor for any questions and discussion.

Nick Hollis asked when there was going to be more information given on the pier- building project. He was informed that the details are still being worked on by the Lake Village POA and the Windance POA.

A motion was made to delay the approval of the May minutes until some additions and corrections are made .Diana made a motion to delay the approval of the May minutes, 2nd by Allen, all in favor and motion passed.

TREASURER'S REPORT

The current month's report states that we have \$49,627.84 in checking. Income generated was \$3025.00 and expenditures were \$1961.09. Al made a motion to accept the report, 2nd by Susie, all in favor and motion passed.

LAKE REPORT

Walt reported that he and Allen met with the Lake Village POA concerning the sharing of expenses for the insurance and upkeep of the lake. Presently, Lake Village pays \$500.00 yearly toward these expenses. The Windance POA has presented a cost ratio: Windance POA 73% and Lake Village POA 27%. This ratio would also be used for the building and upkeep of the pier project. A poll was put on the Website to see if this was acceptable to POA members. They were also asked to vote on the location site chosen for the pier. Only 16 responded and all of those responded "no". This poll will be kept on

the website for one more month and only paid POA members can vote (one vote per household). The proposed cost of the pier would be \$26,550; however this estimate could change when construction begins.

Lake Village POA did approve our Lake Rules.

Allen reported that over 40 boat decals have been issued to boat owners'. He reported that lake usage has been high and that the water quality of the lake has improved.

The annual budget allotted for the lake upkeep is \$5000.00. Allen stated that this amount is not sufficient for lake upkeep expenses. He proposed that the amount needs to be increased to \$7500.00. Walt said that the Board would take this up at a later date.

ARCHITECTURAL COMMITTEE

1. 19239 Champion Circle - request to install a black aluminum fence around property. Mike made a motion to accept the proposal, 2nd Ron. All in favor and motion passed.
2. 19393 Windward Cove - Sandy and Nick Hollis - request to remove existing fence and replace it with a 6 ft. white vinyl fence. Mike made a motion to accept the proposal, 2nd Ron. All in favor and motion passed.

COVENANT REPORT

1. Ron has received complaints about residents "dumping" yard debris on vacant lots for pickup.
2. Mulligan Cove, Lot 18 - property is unsightly.
3. Seventeen liens on homes were filed last month. The Windance POA is still owed \$14,000 in delinquent dues. There has been some positive feedback as a result of the liens being filed.

BEAUTIFICATION REPORT

May Yard of the Month - Walker Arnold - 14870 Calcutta Drive

June Yard of the Month - Ken and Debra Study - 12487 Highland Drive

SOCIAL COMMITTEE

Susan reported that the dinner/ dance was a great success and tickets were sold out for the event. The club did a wonderful job and the committee stayed within budget.

The Social Committee will meet in July to plan for the Pool Party in July. Flyers will be distributed to residents. Note that children attending the event must be accompanied by an adult .

NEW RESIDENTS

Walt reported that he had not received names of any new residents.

OLD BUSINESS

1. Work on Phase 3, Windance West - Al reported that he had contacted Larry Benefield by letter, and reminded him that all work in Phase 3 had to be in accordance with the covenant.
2. Mr. Benefield responded that they had made a mistake and it would be corrected. Al believes that the problem has been resolved. A filing of the Platt will advise us as to how everything will be done and Al will in turn present that information to the Board.
3. The issues of the water pressure and dumping dirt into the lake have not been brought to their attention yet.
4. Eagle Cove drainage issue - the engineer who was contacted to look at the situation stated that it would cost \$20,000 to compile a report. It was suggested that a report might be compiled on Alonzo's side of Eagle Cove. No decision concerning this issue was reached at this time.
5. Charles Carr - 19400 N. Point Cove, South - Joe Leopold stated that he was having a problem with the resident that has a federal permit to shoot geese on his property. Joe Leopold stated that the resident gets the permit every year. Walt will call the proper authorities and see what can be done concerning this problem.

There being no other business to discuss, a motion to adjourn was made by Al, 2nd Diana. All in favor and motion passed. The meeting adjourned at 7:28PM

Donna MacArthur

Secretary

