

## **Windance Property Owners Association**

### **Monthly Meeting Minutes**

**March 10, 2020**

**Meeting Date: March 10, 2020**

**Location: Windance Country Club**

The monthly meeting of the Board of Directors for the Windance Property Owners Association was held Tuesday, March 10, 2020, at the Windance Country Club. The following board members were present during the meeting: Mark Kettner, Rory Nelson, Al Hopkins, Letch Kline, Frank Faust, Mike Styron, and Tommie Yanik. Not present: Marsha Barlow and Brian Zastrow.

The guests in attendance were: Clarise Soper and James Soper, 19660 Eagle Cove; Liam Eubank, 20052 Bogey Court; Steve and Linda Marsh, 20105 Tournament Drive; D. M. Lineberger, 20095 Mulligan Cove; Shantai Flowers, 12509 Windance Drive and Buddy Bird, 19689 Eagle Cove.

The meeting was called to order by Mark Kettner at 6:30 p.m. After the meeting was called to order, the President asked for the reading of the minutes. Al Hopkins announced that the minutes had been prepared and sent to everybody for their approval and there had been no responses as to corrections and he moved to dispense with reading the minutes and asked that they be approved as presented. Tommie Yanik seconded the motion and the motion was approved.

Al Hopkins then presented the treasurer's report with a beginning balance of \$17,416.44 and an ending balance of \$24,778.57, indicating that there were four checks written. One to Coastal Lawn and Landscape in the amount of \$983.33; one to Rita Bentz in the amount of \$425.00; one to Ace Data Storage in the amount of \$12.84; and one to Magnolia Printing in the amount of \$12.84. The total of the four checks is \$1,443.43. The reconciled operating balance of 02/29/2020 was \$24,778.57 with a deposit on 03/10/2020 of \$2,817.76 for dues, leaving a balance of \$27,596.33. The March checks written were \$1,443.43, leaving a balance on 03/10/2020 of \$26,152.90. Al Hopkins moved the approval of the treasurer's report and approval of all documents in the report including copies of checks and further moved the approval of all checks that were written for March totaling \$1,443.43. The motion was seconded by Mark Kettner and unanimously approved.

Al Hopkins then made a motion to list Letch Kline and Rory Nelson as signatories on the bank account which would include Letch Kline, Rory Nelson and Al Hopkins and motion was seconded by Mark Kettner and unanimously approved.

Mark Kettner moved that Tommie Yanik be the secretary of the Board and the motion was seconded by Al Hopkins and after discussion, the vote was 4 to 2 to sustain the motion. Tommie Yanik responded that she was not going to serve as secretary.

#### Committee Reports:

Lake Committee – Mark Kettner reported that there was no new information that he was still dealing with Slade Fishing for a report on the lake.

Architectural Committee – Mike Styron reported on 5 requests and they are as follows:

1. A fence on Lot 9 Balata Drive by Keith D'Angelo. A plat was presented regarding the location of the fence as required and Mike Styron moved approval of the fence and Frank Faust seconded the motion and the motion was approved.
2. A request by Buddy Bond at 18689 Eagle Cove, to replace a rusty fence and add rails to the front of their house. Mike Styron gave examples and pictures of the fence and examples of the rails which were like other rails at a nearby house and he therefore moved the approval of the replacement of the fence as well as the rails on the front of the house. The motion was seconded by Frank Faust and the motion passed.
3. Mr. and Mrs. Soper at 19660 Eagle Cove requested that they be allowed to change their mailbox and pictures were shown of the present mailbox as it was decayed and a picture of the mailbox that they wish to put in front of their house which was compatible with the house and therefore Mike Styron moved the approval of the mailbox. Frank Faust seconded it and the motion was approved.
4. Sheila Everett at 19277 Champion Circle, requested approval to put a new fence behind their house which is next to Mike Styron's house which would be compatible and the same as Mike Styron's and therefore Mike moved its approval and Letch Kline seconded the motion and it was approved.
5. Mr. and Mrs. Beard at 19269 Champion Circle, requested the same fence as at 19277 so all the fences would be uniform, and Mike Styron presented an example of the same and moved that it be approved, and Frank Faust seconded and the motion carried.

Covenant Committee – discussion was made concerning the covenant committee and of Brian Zastros' absence. Frank Faust and Tommie Yanik agreed to work on the selection of people to work all different areas of Windance. The yellow house at 19337 Champion Circle was brought up on the covenant discussion and the fact that the flowers and plants growing in the front of it are not compatible with the neighborhood and the backyard facing the lake has much unsightly material that needs to be removed and cleaned up. Tommie and Frank agreed to meet with the family and get this resolved.

The Harland Harrison matter and the "she shed" came up in the discussion as to status. Mark Kettner confirmed that he will call the attorney to find out the status of it since we have not gotten anything from the alleged architect that is working on the matter.

Beautification Committee – Marsha Barlow passed away so there is no report.

Yard of The Month Committee – No report.

Social Committee – No report.

The Newsletter – Rory Nelson requested contributing articles from everyone on the Board.

In old business, Mark Kettner advised that liens were being filed and we had to still resolve the matter with the gravel driveway and the partition of the vacated lot and Al reported that as soon as this matter was worked out, he would go back to the supervisor and see what could be done about it.

New business – DEQ had been called by Al Hopkins but we have no report.

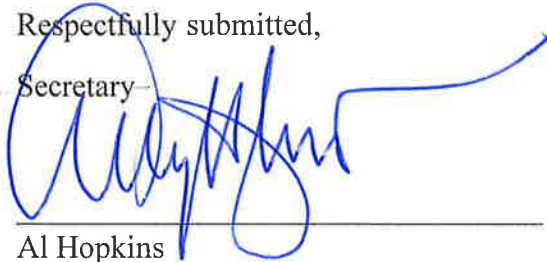
Mark Kettner gave the report on the signs that were needed in Windance West that had been obtained by Al Hopkins' discussion with the Board of Supervisors. Four posts are needed with 10 bags of quikrete. The supervisors can prepare the signs.

Mark Kettner reported that he had one quote on the fence in the front for \$8,470.00 at 256 feet of fence with a 2x6 cap on top. Al Hopkins requested that we have requirements established regarding the fence. For instance, no nails but screws should put the fence up and that we should include spraying the fence once a year or twice a year – whatever is necessary to maintain it so that we would not be going through this every year.

Matt Kettner advised that there was no further business to consider and Al Hopkins moved for adjournment, Mark Kettner seconded it and the vote was unanimous and the meeting was concluded.

Respectfully submitted,

Secretary



Al Hopkins