

**Windance Property Owners
Meeting Minutes
March 2019**

Meeting Date: March 12, 2019

Location: Windance Country Club

The monthly meeting of the Board of Directors for the Windance Property Owners Association was held on Tuesday, March 12, 2019 at the Windance Country Club. The following board members were present during the meeting: Mike Styron, Ron Lightfoot, Al Hopkins, Walt Hack, Diana White, Mark Kettner, Susie Smith and Brian Zastrow. Not present was Tommie Yanik.

The guests in attendance were: Marsha Hack, Peggy Bosma, Frank Faust, Denise Zastrow, Daphne Salmon, George Salmon, Liam Eubank, Beverly Bond, Ruben Smith, Christopher Grisham, Andrea Grisham and Rory Nelson.

The meeting was called to order by Walt Hack, President, at 6:30 p.m. After a quick opening welcoming Brian Zastrow, a new board member, on returning from his deployment, the floor was opened for questions and discussions.

Guest Peggy Bosma raised a question regarding the fire hydrants in Windance West as to what the exact issue was with the hydrants –“Is it that the hydrants don’t have pipes running to them or what is the issue with them?” Walt stated that the board was initially going to send out a survey regarding water quality issues including pressure issues in the last newsletter but it did not get added in. The board stated that they would be sending out a mail survey, similar to the WPOA survey on Facebook, to the property owners that could be filled out and returned to any of the board members to address the issues. Ms. Diana White stated that she could possibly have the ready to go out by end of week, but may need help in distributing to the mailboxes. Additionally, Mr. Al Hopkins and Walt stated that it’s very important that the neighbors fill out the survey and return them so that any issues concerning water in the neighborhood could be brought to the County Water Board for resolution.

Guest Christopher Grisham: “Is the paid landscaper pulling out the old mulch at the front entryways prior to putting in new mulch?” Walt stated that there is nothing in the landscape contract that says to pull out the old mulch, so they will be putting the new mulch on top of the old mulch.

Guest Daphne Salmon: “Does the water pressure issue with the fire hydrants affect people’s home owner’s insurance? Will the insurance company not pay out if it’s found that the hydrants aren’t working properly?” Walt stated that yes it does affect the policy but mostly it affects the rates. Additionally impact to the rates in this area is the proximity of a fire department and being a volunteer fire department.

Guest Question: “Is there a plan to have the roads repaved or have the issue addressed?” Walt stated that the county is looking at the roads and there is a plan to have ours addressed, but it’s not any time in the near future. Hopefully during election year we may get a chance to address it as there are several areas that are in desperate need of attention.

Guest Question: "Is there any way to address the golfers not stopping as they are leaving the clubhouse? Many of them never bother to look to see if a car is coming before pulling out onto the road." Walt recognized it is a problem and would take it up with the Windance Country Club staff to look at placing a stop sign.

No further comments came from the guests.

The February meeting minutes were sent out via email ahead of time to board members for review. Walt asked if there are any corrections or discussion on the minutes after review. There were no comments on the minutes. Diana made a motion that we dispense with the reading of the minutes and accept them as written. Mr. Mike Styron seconded the motion. All in favor and the motion passed.

Treasurer's Report:

The current month's report states that we have a balance of \$38,510.57 in checking at this time. Income generated was \$15,700. Expenses was \$5,871.43 with one uncleared transaction of \$22.00. Al made a motion to accept the treasurer's report, 2nd by Mike. All were in favor and the motion passed.

Ms. Susie Smith did have a question regarding whether or not invoices or a late payment notice will be sent out to those that have not paid by April 1. Walt stated that he will get the tax rolls and compare those to who has not paid within the next few weeks. He will also draft a late notice letter for the board to approve at the April meeting.

Lake Report:

Mr. Mark Kettner spoke with Slade's Fish Hatchery regarding the levels for the lake. He has the ph levels for both sides of the lake that were taken in January and February in report format and will email those out to the board for review. He did state that it looks like between the two recent readings that were done that the levels have gone down some.

Currently the levels are as follows:

Ph – 7 Alkalinity – 25 Lake Village Side

Ph – 7 Alkalinity – 23 Windance Side

Mark stated that the alkalinity should stay between 20-30. Which means the lake is in good shape.

According to the 4-year plan that was adopted for the lake, we are now in year 2 of the plan and we are scheduled for lime in order for the fertilizer to produce. Mark received 2 quotes for the lime: 1 for 3 truck loads and one for 2 truck loads. He received a quote for the following:

\$60/ton with two truck loads would be \$2640 (66 tons spread total). Use of the boom at \$400/day would total to \$3,040.

Mark made a motion that we pay for the spreading of 2 truck loads at \$3,040 to see how the ph and alkaline react and continue to get readings on the levels throughout the year. Mr. Brian Zastrow 2nd the motion. All were in favor and the motion passed.

Walt mentioned he would like to know how they plan on dropping off the lime due to issues in the past with the residuals that were left by the boat ramp and in other areas that required extensive clean up. Mark stated that he would be there when the drop was made and would inspect the clean-up afterwards.

Mark also stated he would be getting with the prior lake committee members to take over the issuing of decals on the lake. New decals will be coming for 2019 and Walt will provide Mark with the tax rolls in order to compare who is eligible to have a decal based on their payment of dues.

Mark also stated that there is a Lake Village resident that has volunteered his time to help police the lake. The board saw no problem with this as long as he wasn't making decisions for the lake committee and was only acting in an assistance capacity to the committee.

Mark received a complaint regarding a Lake Village resident on Pinehurst Court that has roped off a portion of the boat ramp property. Mark went down and looked at it and an email was sent to board members with pictures. He would like to know how much property we own on that side in order to address it with the homeowner. Al stated he would bring the property info in order to address the situation. Walt stated that he did forward the email sent to the Lake Village homeowners association since the property owner lived in their section. At the time of the meeting, he had not received any comments back from Lake Village.

Architecture Report:

Mike received one request regarding the placement of a shed in the backyard of 20109 Mulligan Cove. Requesting to place a 16'x12' shed in the backyard against the back fence. He and Mr. Ron Lightfoot did go over and look at the proposed area for the shed. Mike stated that the way the yard is set up that the shed would not be visible from any road. However, no drawings were submitted for approval. The board agreed to abstain from a vote on the proposed shed until a drawing for the shed was submitted for the board's review.

Guest Comment: "I believe those are my neighbors and I think that they should probably be here if they want to ask for this as they do have a side business if the board would like to look into it." Walt stated that the homeowners do not have to be present as long as they bring something to a board member for approval, but the board would look into the matter. Ron will also inform homeowner that our covenants prohibit business being run out of the neighborhood.

Al stated that he's seen a lot of dirt being hauled in near the back portion of the cul de sac off of Tournament Drive and he was unsure as to whether or not there is even a lot in that area. Walt stated that plans were approved in that area by the board for a new house to be built by Frank DeCoita. He believes that could be the area in reference. Al stated that he thought that area might be considered a wet zone. Mike stated that he would go by and check on what's going on with the construction and how it's zoned.

Covenants Report:

Ron stated that there is a rental property at 12446 Windance Drive that is in need of attention. He will send a letter to the owner asking for them to take action on items that are against the covenants. Ron also stated that a reminder needs to go out to residents regarding picking up their trash cans after the waste management company comes through. The covenants state that cans should not be seen from the streets.

Beautification Report:

March Yard of the Moth is Mr. & Mrs. Van Pelt on Tournament Drive.

Susie wanted to thank Kelly Kettner for her help with the wreaths on the entrances for Mardi Gras.

Mark stated that the landscaping at the front looks good and asked about whether or not we would look into adding curbing and edging at the front as part of our long term beautification plans. Walt stated that he would ask about getting a quote for that to include in long term planning.

Social Committee:

The social committee met on Monday, March 11 to discuss upcoming events. The committee is planning an Easter Egg hunt with the children for April 6 and details are being finalized. Walt asked that since we would be putting out a survey to the mailboxes that we combine that with an advertisement for the upcoming Easter activities being planned. The committee is looking for volunteers to help with the "bunny."

Old Business:

Walt received a few quotes for redoing the front entrances. An email with the quotes was sent to all board members for review prior to the meeting. One quote from All Signs was for a bronze plaque that was 5'x30" at \$11,500 for the main sign; \$8,600 for the pillars; \$5,000 for the sign at Highland Drive. All total was around \$25,000 for the signage. A 2nd quote was received with a proof of concept incorporating the entire sign with various options to choose from (bronze, copper and aluminum). He also received quotes for stucco over the existing signs that range from \$2,500 to \$5,000. Walt recommended that we go in the middle of those numbers to get a decent quality of stucco. He added that he also received a quote for lighting to go with the signs. The big difference is on the letters that will be attached to the stucco. Bronze would be \$11,000, Copper at \$12,500 and aluminum at \$5,700. Walt recommends that we go with the bronze letters with stucco and the lighting at around \$16,000. Motion was made by Walt to accept the recommendation, Al 2nd the motion.

Mark asked if there would be any lighting on the pillars. Walt stated that he was also seeking out a quote to include lights on the pillars and to get rid of the solar lighting at the foot of the signs. This would be included in the \$16,000 total. The signs will be guaranteed for life and the stucco will require periodic cleaning. All were in favor of obligating the \$16,000 for the entry signage; motion passed.

Discussion from the room: With the drainage issues in the neighborhood, is the front entrance a priority over those issues?

--Walt stated that as a homeowners association the drainage is not something that we can actually fix, but that we can rather act as an advocate on the behalf of the affected homeowners to help get resolved with the appropriate authorities.

New Business:

Al reported on the insurance dam issue and while doing his research he was able to get info on the new construction and the size of the plats going into Phase 3. The lots are supposed to be larger than the lots in Phase 1 & 2. The cursory review of the plats does not look to be larger. Additionally, his research into the construction found that the contractor decided not to extend a drive from Phase 3 out onto Windance Drive and instead they will put a cul de sac in that area.

-- With regard to the lake there are 3-4 lots on the south side of the proposed cul de sac area that is in a wet area. No houses are projected to be built in that area.

Question from the audience: "How many houses are proposed to be built in the new Phase 3?" Ron stated that approximately 22-24 houses are proposed for the area. Guest Daphne Salmon stated that the addition of those houses will put even more traffic on Windance Drive which will add to more erosion on the roads, speeding through the neighborhood and other ongoing issues.

Al would like to make sure that we are holding the contractor responsible for the construction going on in that area with regard to the drainage and water issues. The addition of the new houses may lead to even further issues. He's not satisfied that the reports the Public Service Commission is getting from the contractor are accurate when it pertains to the amount of strain that may be put on the current water systems in the neighborhood. Walt stated that adding more concrete is sure to make the drainage issues more problematic, especially amongst the areas that are close to the drainage ditch that resides behind Mulligan.

--Al stated that a big part of being an advocate for the drainage issues will hinge upon results from the survey. Additionally any water issues (water pressure, drainage, road erosion) should be photographed or videoed and sent in to the windancepoa@yahoo.com so the board can bring the evidence to the zoning commission.

Ron stated that the lot on Mulligan where the water system is has no sidewalk. He received a quote from a local concrete company and the total for adding a sidewalk to that section would be approximately \$2600 with materials. Since the property is owned by the water company, Ron approached them about adding in the section of sidewalk in that area and they have no intent to do so.

A call for further business or questions was made. With no further questions, Diana made a motion to adjourn that was 2nd by Al.

