

## Windance Property Owners

### Meeting Minutes

May 2019

**Meeting Date: May 14, 2019**

**Location: Windance Country Club**

The monthly meeting of the Board of Directors for the Windance Property Owners Association was held on Tuesday, May 14, 2019 at the Windance Country Club. The following board members were present during the meeting: Walt Hack, Ron Lightfoot, Al Hopkins, Tommie Yanik, Mark Kettner, Susie Smith, Mike Styron, Brian Zastrow, and Diana White

The guests in attendance were: Alan Montgomery, Karen Montgomery, Frank Faust, Ruben Smith, and Denise Zastrow.

The meeting was called to order by Walt Hack, President, at 6:30 p.m.

Guests Alan and Karen Montgomery are new to Windance, introduced themselves, and inquired of the status of the front entrance. Walt welcomed Alan and Karen, and explained the bronze signs have been ordered and should be installed this weekend.

No further comments came from the guests.

The April meeting minutes were sent out via email ahead of time to board members for review. Walt asked if there were any other changes or corrections, none were reported. Diana made a motion to accept and Susie seconded. All in favor and the motion passed.

**Treasurer's Report:** Report on the agenda, the beginning balance of Checking Account \$44,740.30, three Deposits/Credits \$6,975.00, Sixteen Checks/Debits \$15,044.65, Maintenance Fee \$4.00, Interest Paid \$.00, Ending balance \$36,666.65. Al made a motion to accept the treasurer's report and approve the checks that were presented for signature be approved. Tommie seconded. Copies of the bank statements were requested. The motion was approved to accept the treasurer's report as detailed on agenda.

**Lake Report:** Mark Kettner reported the lime that was dropped about a month earlier, contractors did an outstanding job cleaning up. Actually cleaned the spillways where the lime was disbursed. The contractors removed a partially sunk boat to #25, and someone claimed the boat.

Lake is in good shape as far as the alkaline readings, April 17<sup>th</sup> readings, 25, 24, 17. May 3<sup>rd</sup> readings, 26, 33, 35. Committee is very satisfied with the improvement of the alkaline readings. Mark will get with Slade's Fish Hatchery to question the need for fertilizer. Also, Mark will talk to previous Lake Committee Members to gather their experience and suggestions. Suggestion the committee contact Mississippi State University, Extension Service Department, ask them to come to our meeting to discuss status of the lake. Mark agreed. Last time this group analyzed our lake, they provided the WPOA with a report which indicated the lake needed to be fished more. An effort to locate this report was discussed.

Mark displayed 2019 stickers, same as last year except different color. Residents will be issued the same number each year.

Mark had a couple of calls of folks fishing on the lake without decals. Walt reported he has witnessed individual wading in front of the dam, not a safe situation. In addition, Walt has spotted alligators on the golf course and on the lake. Please be aware.

Reported a kayak was retrieved from Windance side of Lake. If owner can identify with description, Mark will return.

**Old Business:** Audit/Finance Review Tommie introduced Eric Bland from Plitz Williams LaRosa CPA Firm to discuss options for the bylaws required audit/review/agreed upon procedures.

Discussed the WPOA responsibility of tax filings and issuing 1099's.

**Architecture Report:** Mike Styron,

First item for approval, 12447 Windance Drive. New owners want to extend existing fencing. Pictures were presented, Mike made a motion to approve, Ron seconded, motion passed.

Second item for approval, 20056 Mulligan Cove, members want to attach to neighbor's fence. Neighbors have approved. The same fencing material will be used. Mike made a motion to approve, Ron seconded, motion passed.

Third item for approval, Mr. Faust, 2068 S. Tournament, want to extend the lower section of fence to 8 foot. This is a privacy issue. Pictures were provided. Some discussion on setting a precedence on height of fence and "ecstatically pleasing" going forward. Mike made a motion to approve, Ron seconded, motion passed.

Walt reported that he received an email from The Wassermans. They are in the process of building a swimming pool. Walt made them aware they needed to submit plans to the board for approval.

Fourth item for approval, The Yaniks request approval to install a flagpole at the corner of their lot. Description of material, dimensions, and placement were submitted. Ron made a motion to approve, there was a seconded, motion passed.

Fifth item for approval, The Johnson's, 19714 Eagle Cove, have submitted a letter describing the landscaping addition to their backyard. Ron suggested we approve this request as an "exception". Some background discussion on previous board approving Alonzo's retaining wall on the side of property. Also issue of precedence of approval of railroad ties for future landscaping. Ron made a motion to approve this request with the understanding and stipulation that this is an exception due to this particular property location and history of flooding. Motion was seconded and passed.

**Covenants Report:** Ron Lightfoot sent letter to the "yellow" house on Windance Drive to address several items of non-compliance. Walt made a motion to take this issue to the attorney. WPOA will clean property and charge owner the costs. Motion was seconded and passed.

Ron sent 2<sup>nd</sup> notice of non-compliance to 2003 Bogey Court due to parking boat in yard.

Ron contacted realtors concerning 2 lots for sale that needed mowing.

Yellow house by clubhouse, has done some work and cleaned up. Recommend we allow this property owner some time before contacting them again.

Walt reported a yellow stucco on Champion Circle, to the right when crossing cart path from 17 to 18. Requires general maintenance and upkeep.

Ron has pictures of a structure that has appeared in the backyard on Calcutta. Very large building with 4" pipe protruding from the back of building. Plans were not submitted for approved. Ron will investigate and send email to board of his findings.

Ron received notice from the Navy that they are unable to assist with the sidewalk project on Mulligan Cove. We have an estimate \$2,683 from a local concrete group. Discussion included ownership of property, long-term liability, precedent POA installing sidewalks in other areas of our community, and cost. Limited scope of work, eyesore for members in that area, constant removing of sand. Ron will acquire proper written authorization from the owners of the property for WPOA to build this portion of sidewalk.

Walt has received an email from a property owner on Mulligan that there is a runoff pond that has high grass and is a haven for snakes. Plan is that Walt and Ron will investigate this issue and inform the other board members.

Al mentioned another property has a sand pile that has grass growing. Mike has received communication that this property owner is considering building a balcony on eastside of house for a fire escape. The member is aware that they need to submit plans to the board for approval before any work begins. Will mention the handicap ramp and sand pile.

Follow-up of the brick mailboxes on Windance and Champion with non-compliance. After researching the covenant restrictions, it is a requirement the mailboxes have to match material design of the house. Suggestion, if that is a requirement, should we give homeowners a time frame to have this accomplished. We need a list of the properties that mailboxes that are not in compliance with the covenants per the different units.

**Beautification Report:** Susie Smith announced the May Yard of the Month is Steve Johnson, 19536 Champion Circle. Susie discussed the criteria for the selection of this coveted award. Dues must be paid and the property cannot be "For Sale". Garbage cans must not be seen, edging, maintained yards, and weeded beds are some of the issues for this selection.

**Social Committee:** Susie Smith reported that we are having our Neighborhood Pool Party June 22 at the clubhouse pool. As in the past several years, the clubhouse will provide hamburgers, hotdogs, condiments, lemonade. Each family will bring a dish to share and the event will be from 4:00 to 8:00. Food will be served from 4:00 to 6:00. Children must be accompanied by an adult. A one topic flyer/invitation will be distributed to all residents. Diana will mention this event in the next newsletter. Also will explain that the pool is owned and operated by the clubhouse. Questions, complaints, and concerns about pool operation and memberships, should be directed to the clubhouse.

**Newsletter:** Diana requested items for newsletter be turned in by end of next week.

**New Residents:** Walt is working on the listing for new neighbors. The new neighbors at the meeting were welcomed to the community.

**Old Business:** Walt reported that the bronze letters for the front entrances are ready to be installed, possibly by the weekend.

**New Business:**

Walt, Ron, Mark, and possibly Brian will not be available for the scheduled June Meeting. Decision to postpone until later in the month. Walt will send an email to board members for the meeting date.

**Executive Session:** Al made the motion to go into executive session to determine the need to go into executive session concerning Litigation Matters. Seconded and passed.

Motion to end Executive Session due to Litigation Matters with “no action taken”.  
Seconded and passed

Motion to adjourn meeting at 7:41 p.m. Seconded and passed

Respectfully submitted by Tommie Yanik