

Windance Property Owners Association

Monthly Meeting Minutes

October 12, 2021

Location: Windance Country Club

The Board of Directors for the Windance Property Owners Association held the monthly meeting Tuesday, October 12, 2021, at the Windance Country Club. The following board members were present during the meeting: Al Hopkins, Tommie Yanik, Letch Kline, Frank Faust, and Kevan Brown. Not present: Mark Kettner, Mike Warstler, Joey Jenkins, Randy Drube.

Members/Property Owners present were Anthony Weeks, Tom Claire, Russ Brown, Ron Yanik, Katie and Wayne Barr, Roger and Cristel Hudson, Sandy Hollis, and Sabrina and Butch Usher.

Call to Order:

The meeting was called to order by board vice president, Letch Kline, at 6:30 p.m. After the meeting was called to order, there was time for open discussion.

Some items of concern were as follows:

Tom Claire: Neighbors are not picking up after pets, and untethered pets are allowed to roam the neighborhood.

A black pickup truck parked on Calcutta was moved to the driveway but parks on the street at night, which is dangerous because it could cause an accident after dark.

There was some displeasure expressed of the fall decorations. Letch informed the attendants that the POA was trying out a new company for decorations and that "Beauty is in the eye of the beholder."

Wayne Barr noted that there was a water drainage issue in a yard on Champion Circle. There was some discussion over whether this problem could be a result of AT&T's digging and laying lines.

Anthony Weeks commented that landscapers were leaving garbage bags at the front entrance, had knocked down three small brown posts, and had left a brown spot due to AT&T's breaking the water line. Letch commented that before AT&T leaves the area, all issues will be addressed.

There were no further comments.

Reading of the Minutes:

The reading of the minutes from the September 14th meeting was suspended, but Letch will complete these minutes and email them to the board for approval.

Treasury Report:

Al Hopkins submitted a treasury report. The beginning balance as of September 1, 2021, was \$40,833.03; checks written during September totaled \$9,297.46; deposits were \$800.00. The balance on September 30, 2021, was \$32,335.57. Additional checks written in October totaled \$12,355.46, and the balance on October 12, 2021, was \$19,958.11. Al moved for acceptance of this Treasurer's Report. Frank seconded. The motion passed. Copies of Reconciliation Summary and Checks Written for October are included in these minutes. Tommie inquired if it is possible to get a year-to-date spending comparison to our budget. Al commented that he would ask.

Lake Report:

Letch reported that Joey had purchased the fertilizer but had not yet distributed it.

Architecture Report:

Frank requested approval for our new neighbors, the Adam Shackelford family at 19420 Champion Circle, to build a pool. House plans need to be submitted and approved first.

Sabrina and Butch Usher want to build a basketball court. They need to submit professional plans to the board noting setbacks and property lines.

Covenants Report:

Randy's report:

Violations of parking on the street on Champion Circle and on Calcutta Drive continue. He posted a letter on the windshield of those vehicles.

He also mailed letters for violations on the ongoing problems on Windance as well as a new violation on Highland Drive.

A letter also went out Joe Gast for the need to mow his grass on the empty lot on Champion Circle.

Randy will forward copies of these letters to the board.

Frank commented that the property owner at the corner of Par and Windance is working on his car in the garage at night, causing noise that disturbs the neighbors.

Al reported that he had two conversations with the property owners on Champion Circle about the Taco Truck. They told Al that the Taco Truck would be removed this week.

Tommie brought up her disappointment with the current attorney. Several times he has been delinquent or not participated at all in dealing with our legal issues such as The Taco Truck, the

stray dog on Eagle Cove, and the AC unit in the window on Champion Circle. Al will investigate the possibility of hiring a younger and more aggressive attorney to represent the WPOA.

It was suggested that the board members receive a copy of the non-compliant covenant letters in hopes we could talk to the property owners to explain the issues.

Mr. Weeks commented that two property owners are in violation of covenants: 12324 Windance Drive has a broken gate with a pool, and 19360 Windward Cove has trampoline and pool visible. Also, cable and trash have been discarded at the end of Eagle Cove.

Another complaint has been turned in to the board concerning the property on Windance Drive where there is a trailer visible from the street, and the backyard is totally unkept.

There is a need to confirm that the property owner on Calcutta, the clock repair person, is not running his business from his home.

The property at 12198 Windance Drive has several non-compliant covenant issues.

Beautification Report:

Kevan reported that the winner for Yard of the Month for October was Gerrie Johnson, 19517 Champion Circle. Congratulations to Geraldine.

Regarding the front entrance decorations: Because someone has stolen the turkey from our decorations, Kevan suggested we remove them prior to Halloween and replace them afterward. The board agreed.

Frank suggested an idea to secure the decorations to make them more difficult to steal.

Kevan asked for up to \$650 for the Christmas Decorations for the front entrances. Frank moved to give Kevan up to \$650.00 for these decorations. Tommie seconded. The motion was approved.

Letch, who has decorations and other POA items in his attic, suggested we contact Dedeaux Storage for pricing. Kevan volunteered to get quotes. We will discuss and vote on this possibility next month.

Social Committee:

Tommie reported that 49 tickets were sold for the Mystery Dinner Theatre. The committee has planned for centerpieces, decorations, and great door prizes.

The entertainment and clubhouse have been booked for the Jazz & Ribs event on November 6th.

The committee wants to have another Outdoor Movie Night. Details will be forthcoming.

Newsletter:

Letch plans to have a board group photo for the next newsletter. The newsletter will go out in the following week.

Letch asked for information on new residents. Frank will give a Welcome Package to the Shackelfords.

Old Business:

All old business had been previously discussed.

New Business:

Webpage: After discussion, Letch asked Tommie to research a webpage provider that would be responsible for maintaining and posting events and information to our Windance POA Webpage. She will get information, such as pricing, for the next meeting.

Tommie also reminded the board that October is when we develop a Nominating Committee. Letch and Al commented that this should be under the request of the president.

The board went into Executive Session.

The board closed the Executive Session with no action taken.

The meeting was adjourned.

Respectfully submitted,

Tommie Yanik