

Windance Property Owners Association

Monthly Meeting Minutes

September 8, 2020

Location: Windance Country Club

The Board of Directors for the Windance Property Owners Association held the monthly meeting Tuesday, September 8, 2020 at the Windance Country Club. The following board members were present during the meeting: Mark Kettner, Al Hopkins, Tommie Yanik, Mike Styron, Letch Kline, Frank Faust and Mike Warstler. Not Present: Brian Zastrow and Rory Nelson.

Call to Order:

The meeting was called to order by Board President, Mark Kettner at 630 p.m. After the meeting was called to order, there was time for open discussion and the reading of the previous month's minutes. It was brought to attention by Tommie Yanik that the treasury report in the minutes was not correct. Secretary Mike Warstler said he would make the necessary corrections to that section and post them to the site. Mark Kettner made a motion to approve the minutes with a second by Mike Styron. This motion passed unanimously.

Open Forum for Discussion:

Mark Kettner brought up the topic of owed dues and when sending a letter would be appropriate. Tommie Yank made a motion to place a lien on properties of those who owe \$600 or more in dues with a second by Letch Kline. This motion passed unanimously.

Tommie Yanik brought up the topic of missing dues and a need for there to be an audit of the financials. After some discussion on the topic, Tommie made a motion to audit the account for money owed with a second by Frank Faust. This motion did not pass with a vote of two for and five against.

Treasury Report:

Al Hopkins produced a treasury report explaining any additions or subtractions from the account. A total of seven checks were written with one deposit, leaving an available balance of \$11,777.9.

Al Hopkins moved for approval of checks with a second by Letch Kline. This motion passed unanimously.

Lake Report:

Mark Kettner purchased some algaecide pellets that will help cut down some of the algae on the lake. He is also out of decals and requested 30-40 more decals. Frank Faust made a motion to color-code the decals every three years to better control lake access with a second by Al Hopkins. The motion passed with one objection by Tommie Yanik.

Architecture Report:

Mike Styron gave the architecture report with two proposed homeowner property modifications. Mr. & Mrs. Powers at 12239 Windance Dr. provided the board with plans to put a pool behind their fence in the side yard. After some discussion, it was decided that more information needed to be gathered by the board before approval could be granted. Letch Kline made a motion to deny pending more information with a second by Mike Warstler. The motion to deny passed.

Frank Faust gathered more information within the week and determined that the pool would not violate any covenants. Via email, the board approved the installation of the pool.

Covenants Report:

Trash cans and air conditioning units are to be concealed in accordance with the Windance POA covenants. This is an ongoing concern in the neighborhood with many people unsure of how to properly conceal these items. Al Hopkins made a motion with a second by Letch Kline to provide an approved example of a trash can or air conditioner concealer to the residents. This motion passed unanimously.

Beautification Report:

Ellen and Mike West on Champion Cir. won Yard of the Month.

Social Committee:

Nothing new to report on the social committee.

Newsletter:

A newsletter is in the works and will be sent out next month.

Old Business:

Nothing to report on old business.

New Business:

Nothing to report.

Meeting Adjourned:

Mike Styron made a motion to adjourn the meeting with a second by Letch Kline. The motion passed unanimously.

Respectfully Submitted,
Michael Warstler, Secretary