

Windance Property Owners Association

Monthly Meeting Minutes

February 8, 2022

Location: Windance Country Club

The Board of Directors for the Windance Property Owners Association held its monthly meeting on Tuesday, February 8, 2022, at the Country Club. The following board members were present during the meeting: Letch Kline, Frank Faust, Kevan Brown; and newly elected board members Lisa Conerly, Jim Faust, Tyler Gentry, Mark Kettner, Ann Moran, and Wayne Miller.

Members of the community in attendance were as follows: Tommie and Ron Yanik, Jim and Clarise Soper, Bob and Jamie Perrone, Russ Brown, Anthony and Kristina Weeks, Mike and Linda Minear, Margaret Ladnier, Paula Landry, Shawn Sims, Danielle Collier, Mike and Lauren Maley, Trinity Gentry, Lindsey Lee, Cindy Brewer, Brittney and Gerardo Nava, Marie Parker, Glennis Wasserman, and Sandy and Nick Hollis.

Call to Order:

Letch Kline called the meeting to order at 6:25 p.m. after which he announced the resignation of Rita Benz, who has been employed as the POA bookkeeper since 2012. Due to Rita's resignation, he added, it would be necessary to find someone else to take over that position.

Next Letch asked all the current and new board members to introduce themselves. Following those introductions, he explained that during a closed meeting of only board members that was held on Sunday, February 6, the board the following was decided:

1. The tie between Ann Moran and Kelly Kettner for the ninth spot on the board would be filled by Ann Moran.
2. Should any board member resign before his or her term is complete, the person who received the next most votes will take the vacant position. The filling of subsequent vacancies that might occur prior to one's term ending will continue to be filled by the next highest vote earner in the final tally list from the 2022 election.
3. The highest three vote earners (Lisa Conerly, Wayne Miller, and Tyler Gentry) will serve the three three-year terms; the next two highest (Jim Faust and Mark Kettner) will serve the two two-year terms, and the final member (Ann Moran) will fulfill the one-year term.
4. There will be a form offered in the next newsletter on which residents can list their top three concerns for our neighborhood. These forms may be submitted to the board for careful consideration.

The floor was then open to the attendees from the community to express their concerns, which included security issues, costs of various projects, lighting, speeding, the broken speed limit warning sign, the food and other items left out for the stray dog, and a dead electrical outlet on the east side of the front entrance. Anthony Weeks asked how and for what \$23,000 had been spent over the past year and if there could be a monthly treasury report available so all property owners could see how the POA funds are being spent.

In response to the questions about expenses that had been incurred over the past year or two, Mark Kettner explained that two large sections of fencing had to be repaired/replaced during that time, both of which cost a large amount of money. His explanation led to a request that the community have access to detailed treasury reports that show how all funds are being spent.

Election of Officers:

The next order of business was to elect a president. After both Lisa Conerly and Wayne Miller were nominated and their nominations seconded, each spoke briefly about their hopes and plans for the Windance community. Afterwards, the remaining board members voted by secret ballot, resulting in Lisa's winning the position of president.

During the voting, Ann Moran mentioned that she had left a voice mail for a Sgt. Robert Lincoln about the possibility of beginning a Neighborhood Watch program in Windance.

Once the presidential position was decided, Letch asked the rest of the board members to either accept or volunteer for the other positions. Those results are as follows: Letch Kline will remain vice president, Kevan Brown, secretary; Ann Moran, treasurer; Wayne Miller, architecture; Frank Faust, covenants; lake committee, Mark Kettner; social committee, Tyler Gentry and Jim Faust; and beautification, Letch Kline and Mark Kettner. When Ann accepted the position of treasurer, she said she preferred that the books be kept within our community, as opposed to hiring an outside bookkeeper, and that they be subjected to an audit yearly, a process that has never been done on our POA financial records. Ann also offered to assist Frank with covenants and explained that an attorney is not needed to put a lien on a property, that it can be taken care of at the courthouse.

With Rita Benz's departure as bookkeeper, and Ann Moran's acceptance as WPOA treasurer, it has become necessary to have at least two new signatories approved by the First Bank. Since the president (Lisa Conerly) may not be a signer of WPOA checks, Letch Kline, vice president, and Ann Moran will become new signatories. Because there is a requirement for a third signer in case one of the first two is unavailable, Kevan Brown, secretary, has agreed to be the third signatory.

New Business:

More questions and comments from the community ensued, including a request that the Windance website be updated and made more accessible to all residents, along with the posting

of relevant documents such as meeting minutes, treasury reports, announcements, and so forth. Later in the meeting, Letch addressed these concerns by saying he hoped we could hire an administrator to maintain our website since there is such a frequent turnover of people who have maintained the site thus far, thereby rendering each new administration unknowledgeable in the matter.

Lindsey Lee also requested a clarification of what covenants were specific to each section of Windance since some sections are under different covenants than others. Additionally, there were more comments and concerns expressed over unleashed dogs.

Letch said he planned to get a new spreadsheet of all the residents and properties of Windance to share with all the board members.

Besides the above, Letch said that he found fault in the rule that, should the board need to make decisions between meetings, they be handled “in writing.” Since “in writing” has not previously included emails, he therefore suggested that emails now be considered “writing” and that, henceforward, any minor yet urgent issues needing to be addressed can be discussed and voted on by the board via emails. The remainder of the board agreed.

In a continuation of the topic above, it was mentioned that some of the by-laws need to be updated if not changed.

Ann Moran suggested that from now on the board meetings be conducted using Roberts Rules of Order. After some discussion of the pros and cons, including some explanation by Marie Parker and a recommendation by Clarise Soper of a simplified version of Roberts Rules, Letch said that it would be up to Lisa Conerly whether to employ those procedures.

Jim Soper offered to assist the covenant chairperson (Frank Faust) with resolving covenant violations, after which Clarise Soper offered that, while there are committee chairpersons on the board, many community members are more than willing to help those chairs fulfill their roles, that no one person on the board should feel that he or she must do all the work alone.

Someone asked what the budget for the lake was; the answer was \$5,000, and there was some discussion about insurance and Lake Village Estates’ contribution.

Marie Parker wanted to know how members of the community can view records and was told that requests can be made to the board to do so.

New Business:

Frank Faust submitted a request by a Mr. King for new home construction on Tournament Cove, but the motion was tabled until more detailed information was available on the house plans.

When Lindsey Lee asked whom members could contact with questions, Letch explained that this information would be included in the next neighborhood newsletter.

Lisa said that she hoped to make the meetings more accessible to all residents, especially the elderly, by perhaps hosting meetings via Zoom, and that she hoped any questions for the board could be posted ahead of the monthly board meeting so that the board members would be able to research those questions and be ready with answers. She also noted that using Roberts Rules of Order in future meetings would be beneficial and that she planned to implement them.

Ann Moran suggested that guest speakers be sometimes featured at board meetings (for example, the Harrison County Sheriff's Department).

Tommie Yanik asked that agendas of future meetings be published and available to the entire neighborhood prior to each meeting. She also announced that she was turning over the large projector and speakers from the prior "movie night" to the new social committee members.

Again, audience members brought up security and speeding issues, which included the possibility of turning Windance into a gated community. Wayne Miller explained that Harrison County will not deal with gated communities, that such communities lose public funding, that such a community would have to maintain its own streets and street signs and so forth, and that Windance does not have enough money to implement such a plan.

As to the issues of speeding, Frank Faust said that, according to Harrison County officials, the only solution was to install a stop sign at every intersection and that speed bumps could not be allowed in Windance.

Regarding security, Wayne Miller stated that streetlights are the cheapest way to increase security, but Lindsey Lee then brought up two more concerns: One, that there are people knocking on residents' windows in the middle of the night (around 3 a.m.) and that teenagers are parking at the driving range and smoking weed in their cars. Someone suggested the sheriff's office be contacted about the teenagers.

Old Business:

There was no urgent old business.

Adjournment:

Letch Kline adjourned the meeting at approximately 7:25. The next board meeting will be held at the Clubhouse on March 8, 2022, at 6:30 p.m.

Respectfully submitted,

Kevan Brown, Secretary