

Windance Property Owners Association

Monthly Meeting Minutes

March 8, 2022

Location: Windance Country Club

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

Members of the community in attendance were as follows: Russ Brown, Kristina and Anthony Weeks, Mike Minear, Pam White, Paula Landry, Sandy Hollis, Lindsey Lee, Joey Jenkins, and Thomas and Jeanne Clare.

Call to Order:

President Lisa Conerly called the meeting to order at 6:30 p.m. After announcing that the first fifteen minutes of the meeting would be open to the floor for voicing any concerns and that each speaker would be allowed three minutes to speak, the following issues were raised:

1. Pamela White, 18384 Leeward Cove, explained that multiple cars are parked in the driveway next door, plus extra cars are parking on the street at night and blocking her own driveway; the use of spray paint, which causes overspray on her car and property, is another concern; and the lawnmower next door is continually causing rocks and other flying debris to break windows on her property. As a result, she expressed a need to extend the stucco wall on her property to create more safety and privacy. Response: Frank Faust, covenants committee, said he'd talk to her after the meeting.
2. Anthony Weeks, Windance Drive, addressed security issues, including hidden cameras, window-knocking, and speeding. There was some discussion afterwards about possible solutions, including placing stop signs at every cross street and calling the police.
3. Lindsey Lee said the man knocking on windows after 2 a.m. is still a problem. In response, Lisa Conerly announced that a representative of the Harrison County Sherriff's Department would be present at the next board meeting on April 12 and will hopefully be able to address our security concerns.
4. Kristina Weeks, Windance Drive, has an issue with a neighbor working on cars, one of which is extremely loud, causing seals to break in her house; the same neighbor also has a visible storage shed in his back yard. Frank Faust responded by saying he'd contact the POA lawyer to address these issues.

Summary/Approval of Last Month's Minutes:

Kevan Brown, secretary, distributed copies of the minutes from February's meeting but had also emailed the minutes to the board members in February. After Letch Kline moved that the minutes be approved, his motion was seconded and passed unanimously.

Treasurer's Report:

Ann Moran, treasurer, distributed detailed printouts of both February's balance, which was \$48,994.42, and March's balance, which was \$52,526, to date. She also expressed appreciation for the numerous checks for dues that had been submitted and that she currently had checks for dues equaling \$1,082. She added that our savings account currently has \$18,041.41, with minimal interest, but she suggested that at some point some funds from checking be transferred over to savings.

Lake Report:

Lake Committee chairman, Mark Kettner, said that he had decals for the lake and a little fertilizer left over that he would be putting out. He also said that he'd had a request from a resident of Lake Village Estates who wanted approval from the Windance POA to put a pier on his property since several feet of the perimeter of that property belong to Windance. However, due to concerns about liability, the board decided not to approve this project, nor any other similar one from any other Lake Village Estates resident. Suggestions were made that the homeowner place some decorative stones or a bulkhead to prevent erosion but that to do so the property owner would need to have a survey taken to find out where his corners fall and possibly submit renderings of what such a structure might look like.

Architecture Report:

Wayne Miller brought up two projects that needed approval. First, the King family submitted a revised house plan for a new construction on Lot 14 Tournament Cove, Unit 6, which had increased from just over 3200 square feet to 3437, that now showed a change in the roof pitch, making the house substantially more attractive. The owners are aware that they are required to install sidewalks and that the plans must also include a driveway. Wayne added that the plans meet all covenants and other standards. After Letch Kline moved to approve the plans and Frank Faust seconded the motion, the board passed the motion. Second, Robert Nail of 14831 Calcutta Drive asked that he be allowed to remove the shrubs that currently mask his air conditioning unit and replace them with extended fencing that matches what is already on the property. Letch moved that approval be given, and after a second by Frank Faust, the motion passed.

Covenant Reports:

Frank Faust brought up several covenant issues, the oldest one dealing with the visible window air conditioner. After numerous liens on the property, totaling many thousands of dollars, no action has been taken by the owner. Letch Kline suggested that the board sit down in a separate meeting with the POA attorney to address this and other issues. Frank suggested that he speak with a lawyer that specializes in HOA concerns to discuss some of the issues that continue to be problems in the neighborhood. Upcoming covenant issues that will be addressed are the loud car being worked on and causing damage to windows in other houses, the lawn mower causing flying debris that is damaging property, and the two dogs that are still being allowed to run free. He added that the sheriff's department did remove the carcass of a deer.

Beautification Report:

Letch Kline announced that the Yard of the Month for March was awarded to Glenda and Terry Price of 12387 Highland Drive. Next, he requested approval of at least \$350 to purchase extra Easter decorations for the two Windance entrances. The motion was approved. Kevan Brown said, in response to Lindsey Lee's question as to why Sadie Jane's was not allowed to put up a small business advertising sign with the fall and Christmas decorations, that Sadie Jane's had given us those decorations at cost since she had taken photos and posted them on the two Windance Facebook pages, along with Sadie Jane's name and information (in lieu of posting signs, which is not allowed).

Mark Kettner gave updates on lights, a light sensor, and photocells, at the entrances that needed replacing. Lisa Conerly asked about the cost of nearly \$1,000 a month for the landscaping and maintenance services and asked if there might be some other less expensive options explored. Mark explained how the current contractor works and what services the contract with him entail. The motion was made, seconded, and passed that an expenditure of \$150 be made for current repairs and replacement. He went on to discuss the damages incurred with the installation of AT&T's laying of fiber optic cables throughout the neighborhood and said he'd get a cost of purchasing and installing solar lights in the short section leading into Windance West. Tom Clare suggested hiring a lawn man from the community to save money, but Mark explained that the Island View takes care of the grass maintenance and that it's a separate expense and not part of what Windance POA dues is paying for. Mr. Clare also complained about a truck being parked on the street overnight. Lisa Conerly said the issue would be addressed, as the violators were new residents and may not be aware of the rules.

Social Committee Report:

Tyler Gentry announced that he and Jim Faust were working on plans for an Easter egg hunt to be held on Sunday, April 10, around 2 p.m., at the driving range, and possibly a potluck dinner or other social event afterwards at the clubhouse. He said the committee was planning to purchase an Easter bunny costume and asked for a volunteer to play the part as well as for \$500 for the

suit, eggs, and rental of space if needed. A suggestion was made from the floor that each family bring twelve stuffed, filled eggs per child in that family by a certain date and that each child participating in the egg hunt be allowed to find only, or up to, twelve eggs. Tyler and Jim said the committee was planning to make extra eggs to ensure that there would be enough and that there would need to be funds to purchase event insurance. The motion passed.

Lisa asked that in the future she be given estimates for any upcoming costs prior to board meetings, after which she also suggested that the social committee plan an event for first responders.

Report on the WPOA Newsletter and Website:

Letch Kline reminded those who had not yet turned in brief bios for the newsletter do so as soon as possible and that we would have a photograph of the board taken after the meeting to be put into the newsletter. Next, he discussed survey sheets that he wanted included in the newsletter asking residents to select three issues from a list that they felt were important. He made 49 changes to the neighborhood spreadsheet, updating as much as possible the list of property owners and addresses, and suggested that a verification slip be put into each mailbox, asking for the homeowner to verify or correct his and/or her information so that the spreadsheet could be made even more accurate. The goal is for information to be sent to property owners via email or other electronic methods instead of having to physically stuff over 300 mailboxes, which is difficult and time consuming. Having a well-maintained and user-friendly website would be invaluable in being able to post agendas, minutes, reports, announcements, events, and other documents, as well as, eventually, the ability in the future to pay dues, report covenant violations, and RSVP to events. Waylon Milner, an IT specialist, told Letch in conversations prior to the board meeting that he would charge a \$1000 fee to set up the new website that would be transferrable to another party should that ever become necessary, and that the monthly cost of maintaining the site would be \$100. After some discussion, it was decided that no addresses or phone numbers of property owners would be listed on the site. The motions above were all approved.

Flooding issues on Calcutta were discussed.

Letch said that he and Lisa Conerly planned to visit Ace Data Storage to access the five boxes of WPOA documents and that it cost \$5.00 to view the contents and have the boxes put back. A report of what is there will be forthcoming. He also agreed that the boxes of treasury information at Rita Benz's office could be stored there as well.

Again, Letch asked that the board members meet with our current WPOA attorney in a separate meeting at the clubhouse, even if it costs money for his time. Mark Kettner volunteered to contact the lawyer to set up a meeting with him.

Another suggestion is that all board members get Drop Box so that large electronic files can be sent back and forth.

The Lot Map needs to be updated because the new section is currently not on it. Letch said he would take care of that. Wayne Miller said he could assist in facilitating that task.

Old Business:

Wayne Miller said that he'd spoken with Coast Electric regarding upgrading the lighting in the neighborhood. LED lights, which are much brighter than what is in the neighborhood now, will cost \$35 each, but whenever any current lights burn out, Coast Electric will replace them for free. Wayne further explained that even if we decide to replace all Windance lights with LED bulbs, having them installed will take time since they are difficult to keep in stock and are always on backorder. Several board members suggested that Wayne get an estimate for the cost of replacing all the streetlights in the neighborhood with LED bulbs, which he agreed to do.

Jim Faust said he would keep the board updated on any new residents moving into the neighborhood so that they could be given welcome packets.

Updating the covenants was brought up. Lisa said that this issue would be addressed in the future.

Joey Jenkins expressed concern that someone had filed a complaint about his pool at 19360 Winward Cove. No one on the board had received such information.

Adjournment:

Lisa Conerly adjourned the meeting at 7:49. The next board meeting will be held at the Clubhouse on April 12, 2022, at 6:30 p.m.

After the adjournment: Russ Brown took a group photograph of the board to be published in the newsletter, followed by a brief meeting called by Letch Kline during which he asked for \$185 for postage to mail surveys to the entire neighborhood. The motion was seconded and passed.

Respectfully submitted,
Kevan Brown, Secretary