

Windance Property Owners Association

Monthly Meeting Minutes

August 9, 2022

Location: Windance Country Club

The Board of Directors for the Windance Property Owners Association held its monthly meeting on Tuesday, August 9, 2022, at the Country Club. The following board members were present: Letch Kline, Kevan Brown, Ann Moran, Frank Faust, Jim Faust, Mark Kettner, Tyler Gentry, and Wayne Miller.

Among the members of the Windance community in attendance were Susan and Ruben Smith, Karen Montgomery, Peggy Bosma, Lynn and Allen Deen, Jim Soper, Danielle Collier, Anthony Weeks, Trinity Gentry, Sandy Hollis, Ron Bryant, Bobby and Donna Shurdon, Marie Parker, Shantai Flowers, Mike and Kelly Beyerstedt, Michael West, and Lindsey Lee.

Call to Order:

Vice President Letch Kline called the meeting to order at 6:31 p.m., after which he announced that the neighborhood email contact list has grown to well over 200, making it easier to contact residents electronically versus having to stuff mailboxes physically or paying money to mail communications.

There followed two presentations by representatives from the Harrison County Sheriff's Department concerning animal control and neighborhood safety. First, Lt. Robert Lincoln distributed a handout about the Neighborhood Watch program that also contained contact information, and then Deputies Brad Necaise and Michael Girouard took questions and gave answers about the laws and concerns involving animals, including the fact that pets must be leashed and controlled by a person aged 18 or older. It was stressed that population control is the biggest issue, as the humane society is overcrowded, costing residents of Harrison County a great deal of money. A discussion ensued about how some dogs, even though leashed, are still urinating and defecating on neighbor's lawns, ruining grass, plants, and flowers, and that neighbors should strive to be considerate of others' property. One of the deputies also suggested strongly that photos and videos be taken as proof of pets that are being aggressive and/or being allowed to destroy or damage property, that such evidence is indisputable.

Second, Lt. Robert Lincoln, Community Relations/Recruiter from the Harrison County Sheriff's Department, discussed the advantages of having a Neighborhood Watch program, how it would work, and about the usefulness of "BAND," a free neighborhood phone app. He stressed that the best deterrent of crime is neighbors watching out for each other.

Business/Lake Report:

Following the presentations, Letch Kline opened the floor to residents to ask questions or make comments about any neighborhood concerns. Lynn Deen distributed a handout, “Controlling Aquatic Weeds—Proper ID is Most Important,” explaining how she is against a proposal, made at the last board meeting, to kill the geese as a solution to the issues with algae in our lake. Afterward, Letch asked Mark Kettner, lake committee chairman, to respond and to give his monthly report. It was noted by one resident that all chemicals and fertilizers used by residents are washing into the lake, which is one cause of the prolific growth of algae. Mark announced that the board is not planning to have the geese killed, and other members of the board agreed. He went on to explain that there are multiple issues regarding the algae, including several strains that are prevalent, and that he is expecting a shipment of an herbicide that will address the issue. In addition, he has already added some small carp to eat the algae and plans to add some larger carp soon. After he went on to say that several other lakes in the region are experiencing the same issues with algae, he stressed that not feeding the geese is essential to helping curb this problem. Letch suggested using more funds to address the problems, and a few recommendations were made about how to decrease the geese population without having to kill any of them.

Approval of minutes: Kevan Brown, secretary, said the minutes from the July meeting were approved online and via text messages early last month. She also asked attendees to sign the sign-in sheet for her records. Marie Parker said she had a correction to the minutes from the June meeting and would explain the error to Kevan after the meeting so it could be corrected.

Treasurer’s Report: Ann Moran reported that there had been deposits totaling \$2000, and checks written in the amount of \$1,924.54, with the balance for July of \$55,868.23 in the WPOA checking account. While there was balance of \$18,042.93 in the savings account, she added that she had just transferred \$12,000 from checking into savings to accrue more interest and therefore save more money. After her report, she said she had asked Wayne Miller, architecture chairman, about the neighborhood lighting issue, which has been mentioned in previous meetings. Wayne responded that Coast Electric can replace all the streetlights with LED bulbs, which cost about \$37 each, but that first it would need to be decided what strength (Kelvin) they should be and then, once we know how many are needed, we would have to pay for them in advance so that when enough bulbs arrive at Coast Electric, they can all be installed at once. When Tony Weeks volunteered to count the number of streetlights on his daily neighborhood walk, Wayne said that once he has that number, he’ll contact Coast Electric to get a total cost. A brief discussion followed during which it was recommended that the brightest bulbs not be used, as the highest strength is far too bright.

Architecture Report: Wayne Miller, chairman, who abstained from voting on the following application, asked Tyler Gentry to report on a proposed house to be built by Mike and Kelly Beyerstedt on Windance Circle (Lot 28, Unit 3). Having already sent the board members the details of this proposal, he asked for approval. Letch Kline moved to accept, and Ann Moran and Frank Faust seconded the motion, which passed unanimously.

Covenant Report: Frank Faust said that he'd received one quote for \$1200 to repair the missing gate at 12324 Windance Drive, which has been an ongoing problem for two years, especially since there is a pool in that backyard. During a discussion about how better to address this issue before paying for the repairs, Frank explained that the resident at the property is a renter and not the owner, a fact that prompted the board to defer the decision until the owner can be contacted. Next, Frank reported issuing six reminders to residents concerning cars that were parked on streets late at night in Windance West, explaining that he cited only those properties that had a vacant spot in the driveway where the cars could have been parked instead of on the street. He added that, of those six vehicles, three were parked on the streets continuously. Some residents asked if this problem had ever been addressed before, after which a former board member said that, even though some people believe this is a new problem, it was an issue that was addressed years ago when she was a member of the board. Letch Kline thanked Frank for trying to enforce the covenants, an issue that many people think, according to recent survey results, should be a priority. Another resident reminded everyone that Lot 37 in Windance West is a "common area" which could be used for parking if necessary. Further discussion reiterated that parking on the streets at night is dangerous, and that parking on the streets at any time causes difficulty for first responders to navigate through the neighborhood should an emergency arise.

Beautification Report: Letch Kline announced that he would be awarding the Yard of the Month to a residence in the coming week and that the fall and Halloween decorations would be the next displays to go up.

Social Committee Report: Tyler Gentry reminded everyone that there would be a "back to school" movie night on Saturday, August 13, at 8 p.m. The film, *Space Jam*, would be shown at the driving range and would include popcorn and refreshments.

Newsletter/Website: Letch Kline asked that, due to a lack of timely responses from our current website administrator, the board approve hiring a new company (Digital Network Solutions), which will give us extra digital space for more documents, at the same monthly cost. Frank Faust moved to accept this proposal, and after it was seconded, the proposal passed unanimously.

Old Business/New Business: Letch Kline asked Marie Parker to report on the issue she is continuing to have with flooding. Ms. Parker explained that she and David Parker, who live at the top of a hill on Calcutta, have been watching their properties/yards literally washing away and that all the water and debris and sediment from all yards, not just theirs, is washing down to lower properties. In addition, the underbrush is so thick that it has knocked her fence down, and planting new sod has not solved the erosion problems. Mrs. Flowers, whose property and house continue to flood due to the above issues, read from an agreement that says the homeowners' association is responsible for making the repairs that would resolve these problems. Letch asked Wayne Miller to investigate the problem. After Wayne agreed to do so, Mrs. Flowers and Ms. Parker gave further explanations and examples of the drainage problems they are experiencing. Letch asked Tyler Gentry to help examine these problems and assured everyone that there would be a study conducted to try to solve them.

Adjournment:

Letch Kline adjourned the meeting at 7:59 p.m. The next board meeting will be held at the Clubhouse on September 13, 2022, at 6:30 p.m.

Respectfully submitted,
Kevan Brown, Secretary