

Windance Property Owners Association

Monthly Meeting Minutes

December 13, 2022

Location: Windance Country Club

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

The only community member in attendance was Anthony Weeks.

Call to Order:

Vice president Letch Kline called the meeting to order at 6:30 p.m., after which he opened the floor for questions, comments, and concerns.

Tony Weeks complained about the continued issues involving the main entrance to Windance, including damage, trash bags being left behind the hedges, the feeding of one or more homeless dogs, and the lack of signage announcing board meetings.

Letch said that he was still planning to order some new signs but had not had a chance to do so since the last meeting.

Mark said that he had not only thrown away the dogfood dishes being left out, more than once, but that he had told the woman to stop leaving them.

Tony added that the one dog in question would often flee to a nearby field to which the owner would not grant access to anyone trying to catch the dog. He went on to explain how it would take at least two to three people living on Calcutta working together to trap and secure the dog.

Business:

Treasurer's Report:

Ann Moran, treasurer, reported that the balance in the POA checking account as of the end of November was \$27,402.61; and there was \$30,057.19 in savings. She also expressed concern that the check for \$300 written as a donation to the Harrison County Sheriff's Department for their patrolling during trick or treating on Halloween had not been cashed. Letch suggested waiting until January to address the issue.

Covenant Report: Frank Faust spoke first of the continued problem of a fence at 12324 Windance Drive with a broken/missing gate that has still not been repaired, adding that he had issued a written final warning to the occupant, after which an attorney will become involved. Some discussion followed about whether the person living at that address was a renter or the actual owner. Another issue for which he had sent two separate letters was a portable greenhouse in the backyard of a home at 12274 Windance Drive, a structure that is in violation of the covenants, as it is visible from the street. The most recent letter sent to the owners of the property warned that the problem will be addressed by an attorney, once a new WPOA attorney is hired. Before ending his report, other board members discovered that the people who reside at 12324 Windance are indeed the owners, not renters, and that they also owe \$400 in past-due dues. It was suggested that a certified letter be sent to the owners to be certain that the correspondence is received.

Architecture Report: Wayne Miller, architecture committee chairman, reminded everyone that the board had approved via email the color of the shingles being installed at 19441 Champion Circle by the new owners. He also reported that there are 95 decorative streetlights and five mast arm lights in our neighborhood and that as of this past February the price to replace bulbs was about \$35. He speculated, however, that these probably now cost \$40 to \$45 each. He went on to say that there are ten lights that are out, explained that there are two colors of lights available, and that, once all the new lights in the entire neighborhood are installed, Coast Electric will replace all burned-out bulbs for free. After he proposed that the board approve paying for the replacement of all streetlights, a discussion involving whether to use amber or white lights ensued, the need for LED bulbs, and what Kelvin (brightness) level would be best. Wayne said he'd speak with Coast Electric to ask what options are available, what options are already in the Windance area, and where residents can go to view the various choices. He also said he'd ask if two or three different types of bulbs could be placed in the streetlights that are out so that residents could examine the choices. When it was suggested we could bring this issue up at the January meeting, Mark reminded everyone that there will be no actual meeting in January, that the next event will be a dinner with voting (on January 26) for new board members. When Ann Moran asked if the golf path would be lighted, she was told that it would not.

Social Committee Report:

Tyler Gentry mentioned the Santa Claus event that had occurred at the clubhouse the previous Sunday (December 11) that had not cost the board any money, as it had been sponsored and paid for by Island View golf course. He added that he had given away the remainder of the Halloween candy during that party, which was very well attended. The next events that he is planning will be for Mardi Gras, possibly a ball and a parade. Someone suggested a Superbowl party.

Vice President's and Beautification Report:

Letch Kline explained how he had spent at least six hours making the staked Christmas decorations sturdier to withstand wind, and he thanked the members of the board who had helped install the holiday displays. He also announced that the Yard of the Month had been awarded to the Perleberg family of 12458 Windance Drive, explaining that their Christmas display was a determining factor. In response to the suggestion that flowers be planted at the main Windance entrance on a regular basis, Tyler Gentry recommended creating a detailed proposal of what types of landscaping/lawn services Windance needs and then acquiring bids from various companies, perhaps on a yearly basis. There was a brief discussion about replacing some fencing, what type of fencing should be purchased, and how much the project might cost. Mark Kettner said he would check on some products and prices.

Secretary's Report:

Kevan Brown, secretary, announced that November's minutes had already been approved via text and email but that she was still experiencing difficulty having the minutes posted to the WPOA website. Letch Kline promised to help get this issue resolved soon. Kevan also announced that she and Ann Moran had both the announcement/statement letter and the proxy form ready to mail out to residents on January 6 regarding the annual voting and dinner to be held on January 26, 2023. Letch Kline offered to help facilitate the printing and mailing of these materials and that the company that had been used to print our WPOA newsletters and welcome brochures could also print these letters and forms. After a brief discussion about how many people the clubhouse needs to prepare food for at the January voting and dinner, the board agreed that between 110 to 120 people should be planned for. Letch said he would contact the clubhouse two weeks prior to the dinner to adjust the number and discuss a menu. When asked if any residents had volunteered to run for positions on the board or if anyone had been nominated, Kevan said there were no nominees as yet. Wayne Miller asked if any of the three board members whose terms were ending were planning to run, after which Frank Faust said he would run again; Letch Kline said he would not run but that he planned to continue helping by working on the newsletter, website, documents, the address spreadsheet, and obtaining an attorney. Ann Moran said that she was not yet certain if she would run again.

Other Business: When Jim Faust asked about purchasing and installing cameras at the main entrance, a brief discussion followed about the possibilities as well as the fact that the speed limit sign was currently not working. Tyler Gentry texted the county road manager, who said he'd make sure that the sign was fixed. When Ann Moran said she had received a tax bill for some property belonging to Windance, Mark Kettner explained that this property is located at the end of Lakeland Court and adjoins the Northridge subdivision.

Adjournment:

Letch Kline adjourned the meeting at 7:06 p.m. The next board meeting will be held at the Clubhouse on February 14, 2023, at 6:30 p.m., with the voting and annual meeting/dinner to be held on Thursday, January 26, 2023.

Respectfully submitted,

Kevan Brown, Secretary