

**Windance Property Owners Association
Monthly Meeting Minutes
July 12, 2022**

Location: Windance Country Club

The Board of Directors for the Windance Property Owners Association held its monthly meeting on Tuesday, July 12, 2022, at the Country Club. The following board members were present: Lisa Conerly, Letch Kline, Kevan Brown, Frank Faust, Jim Faust, Mark Kettner, and Tyler Gentry.

Members of the community in attendance were as follows: Tony and Kristina Weeks, Barbara Williams, Mike Minear, Pamela White, Jason and Kimberly Weber, Mark and Melody White, Joe Leopold, Sandy Hollis, Trinity Gentry, Russ Brown, Lindsey Lee, Shari and Michael Curtiss, Allen L. Deen, and Kelly Kettner. There were other attendees who did not sign the attendance sheet.

Call to Order:

President Lisa Conerly called the meeting to order at 6:29 p.m. and opened the floor to any members who wanted to express concerns or ask questions.

1. Tony Weeks asked about the disappearance of the mulch at the main entrance. Mark Kettner explained that the landscaper pays for the mulch himself and that if he does not use it all for Windance, it belongs to him. Mark also described the problems with a ditch and the need for installing a special drain and other measures to prevent run-off and erosion. After Tony suggested using decorative rocks instead of mulch, a discussion ensued about costs and aesthetics.
2. Pamela White of Leeward Cove presented the board members with photographs documenting encroachments onto her property by neighbors, including the crowded parking of multiple cars and teens staying out until 4 a.m., a child throwing rocks at her house, and a lawnmower trespassing into her yard and leaving grass deposits on the pavers in her driveway. Frank Faust and Letch Kline suggested that, since none of these issues are in violation of Windance covenants, she should contact law enforcement and/or an attorney to help her resolve these issues. Lisa Conerly said she had contacted the sheriff's department about these problems and that officers are patrolling the area to keep the house in question under surveillance.
3. Joe Leopold gave a short presentation about how to fix the problems with the lake which he says are being caused by too much nitrogen and phosphorus due solely to the presence of geese. He recommended that the geese be eradicated. Mark Kettner, head of the lake committee, added that Tim Ray from the Mississippi State Cooperative Extension Service had recently checked the alkalinity of the water, which tested in the acceptable range, for effective use of herbicides. He further explained that the type of weed that can currently be seen floating on top of the water is Southern Naiad, which starts growing at the bottom of lake and works its way up,

creating the unsightly shallow areas of the lake. Mr. Ray recommended spraying the chemical, Clipper 2, plus adding more carp which eat this type of weed. Mr. Leopold distributed a document that explained his solution, which included the need for licenses to kill the geese, an answer which he said would prevent the need for yearly expensive treatments with chemicals. A brief discussion that included questions and answers ensued.

4. Thomas Clare complained about the danger of cars continuing to park on the streets at night, the unfairness that more than a few residents are not paying their dues, and the fact that dogs are still being allowed to roam free and relieve themselves on other people's lawns. Lisa suggested he contact the treasurer, Ann Moran, about the issue with dues, and Frank Faust asked him to give him the addresses of where vehicles are being parked on the streets overnight.
5. One neighbor said he supported the eradication of the geese.

Lake Report:

Lake Committee chairman, Mark Kettner, said he had nothing further to add following the earlier discussion regarding the geese and the most recent treatments to the lake.

Treasurer's Report, Vice President's Report, Beautification Report:

Letch Kline, sitting in for treasurer Ann Moran, reported that the May balance was \$56,097, the June balance was \$55,709, and \$2,000 in dues had been paid since the last meeting. He added that the cost of establishing the now active Windance website, including two months of maintenance, was \$1200, and that the cost of \$100 per month to keep the website managed will be an ongoing expense. A total of \$2,674 was spent on various neighborhood repairs, lawn work, one event, and social data storage. With a balance of approximately \$18,000 in savings, there is a total of around \$72,000 in our Windance accounts. He mentioned that there is also a list of residents who have not paid dues but that some people are apparently not paying because they are not receiving invoices. One reason that this may be the case is that until recently there has not been an up-to-date accurate record of addresses. When Kevan Brown asked if letters could be sent to those homeowners who have not yet paid dues for this year, Letch said that those people, as well as those who have liens, will receive such notifications soon. A discussion ensued about liens, that it was a general rule that only those residents whose dues are delinquent for three years or longer have liens placed on their homes, and that those owners are responsible for not only paying past dues but also filing fees, attorneys' charges, and the cost to remove the liens. Letch reported that there are fourteen people who owe over \$1,000 and that he had a list of those properties that currently have liens. Lisa said she knew of people who had refinanced their properties without paying any dues and how unfair it is for people with liens to refinance without having to pay off those liens during that process.

After Letch reported that the Yard of the Month for July was awarded to David and Alexis Parker at 14886 Calcutta Drive, he asked for approval of \$300 to upgrade the fall decorations. Kevan Brown seconded the motion, which was voted on and passed.

Letch also said he would be sending out a newer PDF document with updated residents and addresses listed by section.

A dues payment option is being added to the neighborhood website but paying via credit card will add an additional charge of \$3.00. Letch asked for approval for the service that will allow these transactions. Tyler Gentry moved to accept, Lisa seconded, and the motion passed.

Next, Letch Kline announced that an animal control officer will be coming to the board meeting next month (August) to address the issues our neighborhood is experiencing with pets, adding that animal patrols are already being conducted in our area.

Thanks to the recent surveys and new website, we now have 217 active emails in the system. In addition, people can go to the website and select “Subscribe” to join the mailing list. As of now, about 70% of those receiving emails are opening them.

Regarding the results of the surveys, Letch reminded everyone that the top three concerns expressed were (1) better lake access, (2) better enforcement of speed limits, and (3) a safer community. Write-in issues included interests about covenants, street lighting, paving, the lake, pets, a community yard sale, better beautification of entrances, better communication, overgrown grass, and pricing for accessing the pool. When Letch was asked about plans for a new pier, Frank Faust described designs that are being discussed, including a plan for handicap access, and he asked that anyone with additional ideas about the design of the pier should send him an email with the details. Tyler Gentry added that Ben Benvenuti, Principal Engineer with Covington Civil and Environmental, LLC, will be attending the next board meeting to discuss permits, designs, the process, and so forth. Mark Kettner stressed that there are numerous other factors that must go into adding a pier, such as the need for and costs of security and insurance, as well as possible unintended consequences to the environment.

Tony Weeks said that the speed limit sign on Windance is broken again, and he also asked about partnering with Lake Village Estates on the pier issues. A discussion followed about current spots where lake access is allowed. Mark Kettner said he had a key to the padlock in the cul-de-sac on Ridgeland Court that anyone could ask to borrow and that parking in that area for a few hours at a time would not be a problem.

Summary/Approval of Last Month’s Minutes:

Kevan Brown, secretary, reported that the minutes from the June 14, 2022, meeting had been approved by the board via email and text and had already been posted on the Windance website. She also reminded everyone in attendance to please sign the attendance sheet and then mentioned a recent issue which indicated a need for Windance stationary for official correspondence. Instead of spending funds to have stationary printed, though, she said that Kristina Weeks had suggested we use our Windance logo from the welcome brochures and newsletters and simply paste it into any document before printing. Letch Kline said he’d created a “png” file that he would share for that purpose.

Architecture Report:

Tyler Gentry, reporting for Wayne Miller, announced that the board had reviewed and approved the plans for a pool at 19324 Champion Circle.

Social Committee Report:

Tyler Gentry said that the next event would be a back-to-school movie the first weekend in August, with announcements and social media posts forthcoming. He also expressed disappointment in the number of participants in the golf cart parade on July 4 and that he hoped there would be a better showing in the future. He suggested that people who don't own golf carts can participate by standing outside in their yards as the carts pass by.

Covenant Reports:

Frank Faust has still not been able to acquire a bid to repair the gate at 12324 Windance Drive but will move ahead once he has that quote. He has sent a letter to the man on Champion Circle regarding loose dogs and the need to pick up their waste from other people's yards. Lindsey Lee said that those dogs were not only running freely through her yard but that they were also stealing caps from the drain in her backyard. Frank repeated that anyone who sees cars consistently parked on streets at night should report the violations to him.

Additional Business:

Letch Kline requested reimbursement for (1) a replacement padlock and chain to the dam for which he paid \$13.25, as well as the first month's payment of \$11.99 to MailChimp. The motion was made, seconded, and passed.

Adjournment:

Lisa Conerly adjourned the meeting at 7:31. The next board meeting will be held at the Clubhouse on August 9, 2022, at 6:30 p.m.

Respectfully submitted,
Kevan Brown, Secretary