

**Windance Property Owners Association  
Monthly Meeting Minutes  
June 14, 2022**

**Location: Windance Country Club**

The Board of Directors for the Windance Property Owners Association held its monthly meeting on Tuesday, June 14, 2022, at the Country Club. The following board members were present: Lisa Conerly, Kevan Brown, Ann Moran, Frank Faust, Jim Faust, Mark Kettner, and Tyler Gentry. Joining remotely via cell phone for a portion of the meeting was Letch Kline.

Members of the community in attendance were as follows: Jim Soper, Mike Minear, Anthony Weeks, Russ Brown, David Parker, Marie Parker, Sandy Hollis, and Kelly Kettner.

**Call to Order:**

President Lisa Conerly called the meeting to order at 6:32 p.m. and opened the floor to any members who wanted to express concerns or ask questions.

1. Marie Parker of 14894 Calcutta Drive explained about the gap/easement area that she has been maintaining herself for which she had asked permission to install two gates, one at the front and one at the back. She also described in detail the hazardous sixty-foot drop where a massive quantity of highly dangerous and unsightly materials has accumulated that is supposed to be the responsibility of the POA to dispose of.
2. David Parker further explained that the back of his property, along with that of Marie Parker, is washing out and that the sediment is clogging up the drains which is likely to cause massive flooding of the houses in that area during a severe storm, specifically the home of Mrs. Flowers. Mark Kettner said that the board would need to discuss those issues and try to find someone to come out and examine the property to resolve the issues.
3. Anthony Weeks suggested that each board member keep a “continuity book” to hand over to his or her successor after each election so that new members will have access to all past relevant information pertinent to that position.
4. Marie Parker expressed concern about a property on Windance Drive that has an unsightly front yard and an RV that is visible behind the house. Frank Faust and Mark Kettner explained that (a) the algae situation had been resolved on that house and that (b) the yard and RV issues are within the covenants for that area of Windance. A discussion of liens followed, along with how the POA takes care of cleanup and mowing needs when homeowners neglect them; this is accomplished by providing the services themselves and adding the cost of those services to those homeowners’ bills.
5. Jim Soper reported a man who is allowing his two dogs to defecate in yards without cleaning up after them. Because it appears this man is a new resident, it was recommended that he be contacted by a member of the board to explain the rules about this problem. Jim Faust volunteered to speak to the man in person.
6. After several people said they were having difficulty accessing the new Windance website, Lisa explained that after Letch Kline returns from out of town, he will discuss the problems with the website administrator.

**Summary/Approval of Last Month's Minutes:**

Kevan Brown, secretary, reported that the minutes from the May 10, 2022, meeting had been approved by the board via email and had already been posted on the Windance web page.

**Treasurer's Report:**

Ann Moran, treasurer, distributed detailed printouts showing that the balances to date were \$56,097.49 in the checking account and \$18,042.32 in the savings account. She added that she had brought a folder with copies of all the checks and deposits that had been made and that those were available for anyone to view. In addition, she said that there were still 14 liens on houses in the neighborhood and that about 80 homeowners still had not paid dues for this year. However, one resident had paid off the lien on his home. Ann also asked people who know of any sales of homes in the area to please notify either her or Letch Kline so an accurate account of properties and owners can be maintained.

**Lake Report:**

Lake Committee chairman, Mark Kettner, said that there are still problems with grass in the shallow ends of the lake and that, to handle the situation, he had added more carp, a solution that will take time to resolve itself.

Lisa added that there will be someone to come out soon to address residents regarding the process of installing a pier.

**Results of Neighborhood Survey:**

Letch Kline said that we now have over 200 email addresses, from over 160 properties, that will be put securely into our website. He hopes to send out the first mass email within the next two or three weeks. Second, according to the survey results, the top three areas of concern that neighbors want addressed are (1) better lake access, (2) a safer community, and (3) better enforcement of speeding laws. In the forthcoming emails, Letch will ask that members of the community volunteer to serve on committees that will study these three issues. Other areas indicated by the survey results included better enforcement of covenants, better street lighting, more social events, better communication, improved entrance(s), better animal control, and repaving of roads. Most, if not all, of these concerns are already being addressed by various members of the board. In addition to the above, another suggestion from the survey was that Windance hold one or two community-wide yard sales per year and that those could possibly be held at the Windance Church, with a percentage of the proceeds being donated to the church as a gesture of gratitude.

After Frank and Lisa mentioned problems with accessing the new website, Letch promised to discuss these with the web administrator after returning home.

**Architecture Report:**

Tyler Gentry, reporting for Wayne Miller, reminded everyone that Wayne had already submitted three items via email: Susan Boyd-Griffin of 20049 Balata Drive (Lot 8, Windance West) submitted plans for a pool and fence; Marie Parker of 14894 Calcutta Drive (Lot 1, Windance West) asked permission to install two gates in a four-foot gap/easement area; and Eliana and David Vicknair of 19329 Champion Circle (Lot 50 Windance Unit 3) sought approval of a screened enclosure on their existing back porch. After some discussion and clarifications, all three proposals were approved.

**Covenant Reports:**

Frank Faust reported that the house that had algae growth had been cleaned by the owner. He also said he was waiting on an estimate to repair the gate at 12324 Windance Drive, which has been in disrepair for many months, despite two previous warnings, and that once the estimate is complete, the owner will be notified via certified letter of the cost and consequences of failure to make the repairs. Finally, he said he would be issuing a warning to the man who was not cleaning up after his dogs.

There was also a discussion about an attorney who was retained to handle POA violations and whether the board needs to approve the hiring of that new attorney and/or dismiss the previous one, as the board had never officially decided to change attorneys.

**Social Committee Report:**

Tyler Gentry announced that the crawfish boil held in May was well attended and successful. The next event, which will be announced in detail in a flyer within the next week, will be a celebration on July 4.

**Report on the WPOA Newsletter and Website:**

Letch Kline imparted information about the newsletter and website during his report about the survey results.

**Beautification Report:**

Although Letch Kline was not available to give an oral report, he had already announced via email and on the Windance site and Facebook pages that the Yard of the Month for June was awarded to Floyd and Carol Tyler at 19288 Champion Circle.

**Old Business:**

There was no old business.

**New Business:**

There was no new business.

**Adjournment:**

Lisa Conerly thanked everyone for attending the meeting and urged anyone interested in getting involved in our community to volunteer by helping in a specific area of his or her interest.

Frank Faust asked for anyone interested in the pier project to see him after the meeting.

Following a motion to adjourn by Jim Faust, Lisa adjourned the meeting at 7:20. The next board meeting will be held at the Clubhouse on July 12, 2022, at 6:30 p.m.

Respectfully submitted,  
Kevan Brown, Secretary