

Windance Property Owners Association

Monthly Meeting Minutes

November 8, 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: Lisa Conerly, Letch Kline, Ann Moran, Frank Faust, Wayne Miller, and Kevan Brown.

Community members in attendance were James Soper, Sandy Hollis, and Anthony Weeks.

Call to Order:

President Lisa Conerly called the meeting to order at 6:31 p.m., after which she opened the floor for questions, comments, and concerns.

Sandy Hollis asked (1) if there were any new developments on acquiring access to the lake and (2) why the sign announcing the board meeting had not been put up.

A discussion followed about the agreement with Lake Village Estates and its details. It was recommended that the issue be addressed with an attorney and that we currently need a new attorney. Sandy recommended Joel Blackledge, and Letch Kline suggested meeting with him and possibly one or two other candidates. After Frank Faust recommended William Westbrook, Letch said he'd make appointments for him and Lisa to meet with these two men.

Lisa explained that the sign for announcing the board meeting had fallen into ruin and was therefore not available to set out at the neighborhood entrance(s).

Further discussion on lake access ensued, with reiteration on the need for an attorney to review the agreement with Lake Village.

Anthony Weeks expressed concern over how the same issues are discussed at each meeting with no results, and he reminded everyone that each board member needed to develop a "continuity book" to pass to his/her successor.

Business:

Architecture Report: Wayne Miller, architecture committee chairman, asked approval for James and Clarise Soper to paint the exterior of their house at 19660 Eagle Cove. After viewing a sample of the new color ("Buckland Blue" by Benjamin Moore), the board unanimously approved this request.

Lake Report: Mark Kettner reported via email prior to the meeting that he had no report on the lake at this time. Ann Moran asked if Mark had submitted receipts for stakes and caution tape that he had volunteered to put up around the Windance entrance prior to trick-or-treating during Halloween. No one had any information about this expenditure.

A brief discussion followed about the neighborhood's participation during Halloween.

Social Committee Report:

Ann Moran, treasurer, assured everyone that the board had approved the expenses for Tyler Gentry, social committee chairman, to purchase Halloween candy for the neighborhood children, an event that took place in front of the clubhouse on Halloween evening.

Covenant Report: Frank Faust reported that he had issued two letters of warning to the owners of a white truck on Calcutta and of a black truck that both continue to park on the streets at night. These letters were followed by further communications warning that continued violations would be addressed with the board attorney. 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.

Lisa mentioned the need to replace a damaged tree at the entrance to Northridge.

Anthony Weeks reminded the board of the pillars at the front entrance that need repairing due to repeatedly falling over, as well as trash bags still being left behind the hedges by contractors working in the neighborhood. Other items, such as dog pens, have been left there as well. In addition, the gate at 12324 Windance Drive has yet to be repaired, leaving the swimming pool visible, creating a dangerous situation. Frank said he had sent letters to the homeowner, who is not living at that address, and that the issue will be addressed with the board attorney when a new one is hired.

After more discussion about maintenance of the Windance entrance and other common areas, Letch Kline said he'd invite Daniel Ray, the maintenance foreman, to attend a board meeting so neighbors can address the issues mentioned above, along with other aesthetic concerns.

After Frank added that there is still a hole in the street at the front entrance that needs to be filled in, Letch asked if there was any word on whether the streets in Windance were going to be repaved. Wayne Miller said there were currently no plans by Harrison County for such a project but suggested that Windance meet with candidates running for the Board of Supervisors prior to the next election to make our needs known.

After Ann Moran asked about the man who was selling puppies and still allowing his dogs to urinate and defecate on neighbors' lawns and flowers, Wayne said this same man had installed three pergolas and a Jacuzzi in his backyard, all without first having the plans reviewed, inspected, and approved. Ann went on to say that there was a Schnauzer that was attacking other

dogs, pedestrians, and golfers; and there is a bulldog puppy mill operating from the garage of a house on Champion Circle which she'd asked Jim Faust to report to the Harrison County Animal Control officer. In addition, there is a young couple having loud arguments outdoors.

Treasurer's Report:

Ann Moran, treasurer, said that she had caught a banking error of 33 cents from a check written to Daniel Ray and cashed by his bank, which shorted him that amount. The balance in the POA checking account, she said, was \$27,616.11; and there was \$30,051.02 in savings. She also received a payment from a resident who owed dues from the past two years, and she is trying to collect past-due fees from another resident. She also said that there were new liens that needed to be issued on properties that have not settled past liens. A discussion followed in which Sandy Hollis explained that residents on Highland Drive are not required to pay dues and that therefore some owners there that have liens on their properties might have legal recourse. It was suggested that (1) our new attorney examine this issue and that (2) if Highland residents indeed are not required to pay dues, the matter be addressed by the entire neighborhood in an election. Ann also reported that she had given Kevan Brown, secretary, a list of residents who have not paid dues so she can check to make sure candidates and proxy voters qualify to run and to vote.

Secretary's Report:

Kevan Brown, secretary, announced that October'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 offered to help with this problem. Kevan also announced that she and Ann Moran had been preparing for the WPOA board election that will be held on Thursday, January 26, 2023. In addition to creating the announcement/statement letter, which will be mailed out to residents on January 6, she had edited the accompanying proxy form requesting more information to facilitate checking for a candidate's and proxy's eligibility. Letch Kline offered to reserve the clubhouse and arrange for dinner for the night of January 26. After some discussion, the board decided that these letters and forms should all be mailed via USPS (as opposed to trying to email some of them).

Ann Moran went on to say that, after a problem with a lost form requiring payment of insurance, Windance is now covered once again; and Letch reminded everyone that from now on, all social events that are held within the neighborhood will be covered by this insurance policy and will not require additional fees.

Vice President's Report/Beautification Report:

After Lisa said that the residents of Northridge wanted approval to hang holiday flags near our entrance and the board approved, Vice President Letch Kline said he had spent at least six hours attaching plywood to the backs of the Sadie Jane's fall staked decorations to make them more

wind resistant. In addition, he had purchased eight new pumpkins to replace those that had deteriorated and asked to be reimbursed the \$40 he spent on those, promising to submit the receipt for those to the treasurer. Explaining his plans for Christmas decorations at both entrances, Letch requested a total of about \$400 for those expenses, an amount that was approved by the board.

Letch also announced that the Yard of the Month for November was awarded to Lanny and Rita Acosta, 12446 Windance Drive.

When Lisa asked Letch to see about getting a new “announcement” sign or signs to be placed at neighborhood entrances to inform the residents of board meetings, he agreed. Board members suggested that these signs be put out at the main entrance, at Windance West, and on Highland Drive before the day of the meeting. An amount of \$300 was approved for this request.

After Sandy Hollis mentioned that Ruth Hopkins wanted to be removed as the Windance Registered Agent, Letch explained that the board had already honored her request and was looking for a new agent, which would hopefully be the new attorney.

Letch Kline explained to Anthony Weeks, who asked about the number of vacancies on the board there would be in the upcoming election, that the terms of three members (Letch Kline, Ann Moran, and Frank Faust) were expiring.

Adjournment:

Lisa Conerly adjourned the meeting at 7:31 p.m. The next board meeting will be held at the Clubhouse on December 13, 2022, at 6:30 p.m.

Respectfully submitted,

Kevan Brown, Secretary