

## **Windance Property Owners Association**

### **Monthly Meeting Minutes**

**October 11, 2022**

#### **Location: Windance Country Club**

The Board of Directors for the Windance Property Owners Association held its monthly meeting on Tuesday, October 11, 2022, at the Country Club. The following board members were present: Lisa Conerly, Letch Kline, Ann Moran, Frank Faust, Mark Kettner, Tyler Gentry, and Kevan Brown.

Anthony Weeks was the sole member of the community in attendance.

#### **Call to Order:**

President Lisa Conerly called the meeting to order at 6:29 p.m., after which she opened the floor for questions, comments, and concerns.

Anthony Weeks said his neighbor across the street was continuing to work on his car with the garage door open, creating a great deal of noise. Frank Faust, covenants chairperson, said he would stop by to discuss the issue with that neighbor. Mr. Weeks also mentioned (1) danger near the hedges at the front entrance, to which Mark Kettner replied that he had found and removed dog dishes from that area, that an unknown person was leaving them out for stray dogs; and (2) that he'd been hearing compliments from neighbors about how much better the lake was looking and that he wanted Mark, the lake chairman, to know how much everyone appreciated his recent efforts. The members of the board agreed and expressed their appreciation as well.

#### **Business/Lake Report:**

Mark Kettner reported that he had used a small amount of chemicals around the lake, the rest of which he is saving for next year. He added that stakes and caution tape needed to be installed around the front entrance before Halloween trick-or-treating to prevent damage from the numerous vehicles which are expected that evening. The board approved approximately \$200 to have those protections installed.

#### **Vice President's Report:**

Vice President Letch Kline reminded everyone that he had asked for and received permission to donate \$300 to the Harrison County Sheriff's Department for their patrolling of the neighborhood on Halloween night. This amount is \$100 more than what has been given in the past. Lisa Connerly volunteered to give the check to the deputies on duty that night.

Mark Kettner volunteered to put up the stakes and caution tape himself.

### **Social Committee Report:**

Tyler Gentry said he was planning a candy distribution activity near the putting green for the neighborhood children on Saturday, October 29, and that he would be asking the board for funds to purchase candy for that event in the coming week. He also said more information would be forthcoming.

### **Vice President's Report (continued):**

Letch mentioned that Ruth Hopkins, our current registered agent, wanted to be relieved of that duty and recommended that our current WPOA attorney replace her in that position, even if there is a small yearly fee involved. The motion was made, seconded, and approved. Should the attorney not agree to accept this position, another person who is not a member of the board should be found and hired at a cost of approximately \$150-\$300 per year.

Next, Letch spoke about the dam and the renewal of our liability insurance by a company that offered better coverage at a better rate than the previous insurer. However, this company requires an assessment of the dam to determine if it is high-risk or low-risk and that he was trying to reach someone at MDEQ to schedule the inspection. He added that the expense for part of the liability was \$8.00 per home and that the lake and dam were also part of the liability, the total cost of insuring the entire neighborhood being approximately \$6800. In addition, any social event inside the neighborhood will now be covered by this insurance and will not require any extra cost.

He went on to explain his plans to print 25 new copies of the brochures to be given to board members to distribute to new residents. Ann Moran, treasurer, asked that she be given information on any new neighbors, after which Letch said that he and Jim Faust would be working together to get an updated list of people who had moved into Windance over the last six months.

The Yard of the Month for September was awarded to Bryan and Anna Tanner at 20005 Windance West Drive.

Finally, Letch reminded everyone that the board would soon need to start making plans for the election in January.

### **Secretary's Report:**

Kevan Brown, secretary, announced that September's minutes had already been approved via text and email but that she was experiencing difficulty having the minutes posted to the WPOA website. Letch Kline explained that the minutes could be found by clicking on the "Resident

Area” link and that he was planning to discuss with the web administrator some changes and additions we want made to the website. Kevan said she would re-send the September minutes to Dwayne Ford for him to post and that she would also post the link on both Windance Facebook pages that residents could click on to read minutes from past meetings.

**Treasurer’s Report:**

Ann Moran, treasurer, said that the WPOA had begun September with a balance of \$43,000 and ended with a balance of \$31,213.79; the savings balance increased to \$30,045.05. There were eight checks written, one of which was for the liability insurance at a cost of \$6,977.47. She went on to ask for help with being given the names and addresses of any new residents to ensure that they pay their dues. In addition, someone who had already paid dues for 2022 submitted a second check which Ann said she would put aside for 2023.

**Covenant Report:** Frank Faust had no report but promised to check into the resident who was creating noise by working on his Corvette.

**Adjournment:**

After Tyler Gentry moved to adjourn and other members seconded the motion, Lisa Conerly adjourned the meeting at 6:45 p.m. The next board meeting will be held at the Clubhouse on November 8, 2022, at 6:30 p.m.

Respectfully submitted,

Kevan Brown, Secretary