

Windance Property Owners Association

Monthly Meeting Minutes

September 13, 2022

Location: Windance Country Club

The Board of Directors for the Windance Property Owners Association held its monthly meeting on Tuesday, September 13, 2022, at the Country Club. The following board members were present: Lisa Conerly, Ann Moran, Frank Faust, Jim Faust, Mark Kettner, Tyler Gentry, Wayne Miller, and Kevan Brown.

Among the members of the Windance community in attendance were Anthony Weeks, Danielle Collier, Susan Hargrove, and Kelly Kettner.

Call to Order:

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

Anthony Weeks expressed concerns about the front entrance, explaining that filled trash bags were continuing to be left behind the hedges, the grass hasn't been cut, and the pillars keep falling. One resident said that workers in the area were the likely culprits for the trash. Mr. Weeks also added that the stray dog was still a problem.

After Ann Moran asked about a split-rail fence, Tyler Gentry said he hoped to have a response by the next meeting.

Frank Faust said there were two holes in the street at the front entrance that keep getting larger. Tyler Gentry said we could get someone to repair the bricks there.

Ann complained about potholes throughout the neighborhood that were making it difficult for walkers to navigate the streets.

Frank Faust proposed the possibility of installing rumble strips (as opposed to speed bumps) as deterrents to speeding vehicles.

Business/Lake Report:

Mark Kettner reported that he had gotten some chemicals in last week and that he and Jim Faust would apply those around the edges of the lake during the next week. Noting that with recent rains and cooler weather, he has already seen some improvements. He added that 500 more carp

would be added to help control the algae in hopes that even more improvement would be apparent by next year.

Architecture Report: Wayne Miller promised to get an accurate count of streetlights in the neighborhood for possible LED replacement bulbs from Coast Electric in the future. After he also reported that he and Tyler Gentry had started a dialogue with the county about having Champion Circle resurfaced, one of the residents remarked that Lake Village Estates was going to be repaved, giving rise to the hope that repaving in Windance would follow.

Social Committee Report: Tyler Gentry said that the “back to school” movie night on Saturday, August 13, was well attended, with approximately 50 people participating, and that he would next be planning an event for Halloween. Lisa reminded the board that she wanted to sponsor an activity honoring our military veterans and first responders and asked for any suggestions. Mark Kettner recommended hosting a pancake breakfast.

Covenant Report: Frank Faust said that his next check of cars parking in the streets overnight would occur after midnight in the coming weeks and that letters, which will include the time of the inspection, would be sent to the offenders. Lisa asked that the board be given copies of those and any other correspondence regarding covenants.

After Ann Moran asked about the taco truck, which has been a recurring problem in the neighborhood for several years, Mark Kettner and others said that the truck and its owner return to the residence periodically but stay for only a brief time and then leave.

Treasurer’s Report: Ann Moran reported that there are still 20 people and a couple of lot owners who have not paid dues. There are also 14 properties that have liens against them and two homes that are being built that need to have dues paid on them. When Lisa asked if there were any additional properties that needed liens placed on them, Ann said there are none at this time. She went on to say that Letch Kline, vice president, was working on getting the insurance paid but that she was concerned because the policy covered only 250 homes, a number that has grown to over 300. She also asked if anyone had ever inspected the dam because the insurance company wanted it inspected before renewal. Wayne Miller said that the DEQ has a Department of Dam Safety and that he would try to find out more information from them.

Ann stated that the WPOA has \$30,043.38 in the savings/money market account and \$43,099.61 in checking. Both Lisa and Ann reminded attendees that a folder showing details of expenses from the past month was available for anyone to view after the meeting.

Approval of minutes: Kevan Brown, secretary, reported that the minutes from the August meeting had been approved via email and text but that despite her having sent the edited minutes

from June and the new minutes from July and August to the WPOA web administrator (Managed Web-Hosting Service), they had still not been posted to the website.

Beautification Report: Although Letch Kline was out of town, he posted on the WPOA website that the Yard of the Month for August was awarded to Jim and Clarise Soper of 19660 Eagle Cove.

Adjournment:

Lisa Conerly adjourned the meeting at approximately 6:55 p.m. The next board meeting will be held at the Clubhouse on October 11, 2022, at 6:30 p.m.

Respectfully submitted,

Kevan Brown, Secretary