

Windance Property Owners Association

Monthly Meeting Minutes

August 8, 2023

Location: Windance Country Club

The Board of Directors for the Windance Property Owners Association held its monthly meeting on Tuesday, August 8, 2023, at the Country Club. The following board members were present: Wayne Miller, Lisa Conerly, Ann Moran, Bradley Walker, Mark Kettner, Tyler Gentry, Jim Faust, and Kevan Brown.

Community members in attendance were Tommie and Ron Yanik, Russ Brown, Anthony Weeks, Mike Minear, Harriet and Ken Moore, Norma and Buddy Bond, Clarise and Jim Soper, Marie Parker, Ron Bryant, and Eric Ward.

Call to Order:

After President Wayne Miller called the meeting to order at 6:30 p.m., he asked residents for any questions, comments, and concerns.

Questions and Comments from the Community:

Someone asked about a utility trailer parked in front of a house. Wayne said that while the covenants do not specifically say that that type of trailer is forbidden, there were plans to see about having it removed, as many residents consider it an eyesore.

When Ann Moran reported that a political sign was still present on one front porch, Wayne said that he would make sure it was removed immediately.

Following a remark about the shabby appearance of the handwritten "No Soliciting" sign at the front entrance to Windance, Mark Kettner said that he was planning to have a section of fence repaired and would ask the fence company to create a new, professional sign at the same time.

There was a brief discussion about the prohibiting of fishing from the dam, which is owned by Windance but maintained by the golf course. Wayne Miller said we could ask the golf course about this issue.*

***Following the meeting, Mark Kettner found this information: Per paragraph 5 of our Lake Rules and Regulations - Fishing of any kind on the dam is strictly prohibited. Trespassing on the dam is strictly prohibited.**

These lake rules were unanimously passed and adopted on 11 Sept 2017 by the Windance POA and Lake Village POA.

Norma Bond reported that golf carts were being ridden behind her property and across her yard in the middle of the night and asked where the security guard, who was supposed to be on duty, was during that time. She went on to say that these carts were triggering Ring doorbell alerts and security cameras at both her and others' homes during that time. Wayne said he would speak with Mike, the general manager, and ask him to send out reminders of course rules in his next newsletter.

When Wayne was asked for an update on the proposed pier, he explained that he had met with the engineer who had talked to the Corps of Engineers, who said it would be much quicker to put a in a finger pier because there would be no wetlands issue. A sandbar pier, he said, would require a wetlands mitigation process. He added that he hoped to have an estimate from the engineer at the next meeting. A discussion ensued about what was considered wetlands and how long the permit process would take. Wayne estimated that construction might be able to begin six months after the approval process was complete, but a sandbar pier might take even longer.

After being asked about an update on acquiring an attorney, Wayne replied that he had spoken to Chip Westbrook who specialized in working with homeowners' and property owners' associations, and that Mr. Westbrook was interested in working for the WPOA. There are plans for the board to meet with this attorney, after which he will hopefully attend the board meeting in September so he can meet residents, and vice versa.

It was recommended that the board move their positions inside the clubhouse at the next meeting because the backlighting from the window behind them was making it difficult to see the board members.

Anthony Weeks thanked the residents who managed to get the Board of Supervisors to pave three streets in Windance but that more roads in our neighborhood needed repaving. Wayne said that, while there are no plans or funds to pave more streets in 2024, he would remind supervisors of our needs for 2025.

Mr. Weeks went on to ask for clarification about who, if anyone, is allowed to solicit in our neighborhood. According to the by-laws, Wayne said, no one, not even residents, is allowed to go door to door for any reason. There was some discussion about fund-raising by neighborhood children, during which it was recommended that a child or his parents contact neighbors via Facebook, text, or phone call to ask for permission to sell to and collect money from specific individuals in person.

When asked about a post he made reminding residents not to solicit within Windance, Bradley Walker, covenants chairman, said he had received numerous complaints about soliciting over the past month, mostly about political campaigners, but also including some complaints regarding a group of residents that asked other residents to sign a petition to have roads repaved—even though that group had obtained permission from the signers ahead of time.

After a request was made for a “No Outlet” sign on Eagle Cove, due to increased traffic there, Wayne said that he would ask the county road manager about this issue.

Marie Parker expressed frustration over not being able to contact other neighbors for support within our own community, such as the issue with the petition for the repaving of roads, to which Wayne suggested using an application other than Facebook that could be downloaded by residents and used for this purpose, adding that homeowners' associations all over the coast were using such apps.

Summary and Approval of July's Minutes:

Kevan Brown, secretary, reported that the minutes from July's board meeting had been read and approved by the other board members via emails and texts, and that they had been uploaded to the WPOA website. After reminding attendees to sign the meeting sign-in sheet, she also asked for approval of a letter of thanks she had composed for sending to the Harrison County Board of Supervisors expressing appreciation for the recent re-paving of Champion Circle, Eagle Cove, and North Point Cove. Approval was given, including permission for her to sign the letter. Wayne Miller said he had already sent an email and spoken to the board president, thanking the supervisors for their support. Finally, she asked about recent email correspondence regarding the cancellation of an insurance policy for the WPOA. According to Wayne, the dam needs to be inspected and rated before a new policy can be purchased.

Treasury Report:

Ann Moran, treasurer, reported that, at the beginning of July, the checking account balance was \$62,327.31, and at the end of July it was \$62,080.55. The savings account balance was \$30,122.47 at the end of July. Regarding the cancellation of the insurance policy, Ann said she had taken the information to Letch Kline, former board member, who had worked with the insurance agency in the past, adding that the WPOA has until September 23 to purchase another policy. She assured everyone that Letch was working to get the best price after the dam is inspected, which Wayne said he had plans to get done soon.

Lake Report:

Mark Kettner said that the lake was still looking good but that his supply of boating decals was running low. He then asked the board to approve a \$200 expenditure to purchase more. That motion was made, seconded, and passed.

Architectural Report:

Jim Faust presented two properties that were requesting permission for structures: one from David and Beverly Ernst, 12270 South Cove, for a new metal fence; another from Eric Ward, 14817 Calcutta, for a screened-in porch. The board approved these additions once surveys were conducted and property corners checked.

Covenants Committee:

Before the report by Bradley Walker, Wayne said he'd recently spoken to a contractor who said that Windance was one of only two subdivisions in Harrison County that required POA approval before a construction permit could be issued.

Covenants chairman Bradley Walker reported that he had spoken in person to several homeowners along Windance Drive about a number of violations, including the gate issue at 12324 Windance. The resident there assured Bradley that he was acquiring the materials to replace the temporary gate. Bradley added that he would follow up with the owner of the trailer and also that, after July's board meeting, he, Mike Maley, and Jim Faust rode around the entire neighborhood, documenting violations and speaking with residents, thus handling a number of issues during that time. After he also said he was trying to reach the owner of the yellow house on Windance about the poor appearance of this residence, Ann Moran said that the resident was not the owner. When both she and Mark Kettner said they would provide Bradley with the name and contact information of that owner, he replied that he would send a letter to that person with a list of violations.

The security cameras that had been ordered had arrived, Bradley said, and he would schedule a time to go with Ann Moran and/or Jim Faust to set up an account with AT&T for monthly data and an online subscription for the Cloud storage. In addition, he said he would send letters to all residents explaining that these cameras would be filming incoming and outgoing traffic only and that the videos would be used solely if there was an incident which required the attention of the sheriff's department.

Tony Weeks commented that there had been an increase in vehicles swerving on the roads, into yards, and knocking down mailboxes, and that he had had to provide video evidence to law enforcement several times. Bradley assured everyone that the new security cameras could be used in the same manner.

Mr. Weeks went on to ask for clarification about what types of fences were required around properties with swimming pools and that it was his understanding that, by law, fences with secure, locked gates must enclose any pool. He expressed concern that there were five pools in the neighborhood that were visible from the road, possibly leading to a child wandering in and drowning. Wayne Miller explained that some units were not allowed privacy fences but that all the metal fences were required to have a secure latch, that some type of vegetation could or should be planted to mask the pool area, and that the residence should have some kind of alarm system for detecting movement in the backyard.

Jim Soper commented that, after all residents had been informed that garbage cans were not to be visible from the street, he had spent \$500 to build a wall to enclose his garbage can—but that he was still seeing a number of cans visible around the neighborhood. In response, Tony Weeks said the number of visible cans had been reduced from 75 to 42.

Beautification Committee:

Lisa Conerly announced that the Yard of the Month for August had been awarded to Charles Carr at 19400 North Point Cove.

Newsletter/Website:

Jim Faust said he had nothing to report at this time.

Social Committee:

Tyler Gentry said that a back-to-school pool party and barbecue, with hamburgers and hot dogs, would be held on September 9 for the neighborhood children.

New Business:

There was no new business.

Old Business:

1. Ann said that there were still quite a few residents who owed dues for this year, as well as from one or more years past, and that she hoped once we retained an attorney, she could begin to file liens against these people. A brief discussion about liens ensued and how no one may run for a board position, vote in the annual election, or give a proxy vote unless his or her dues have been paid.
2. Ann also asked that she be informed of any new residents, after which Mark Kettner said we do still have some "Newcomers Brochures" that could and would be given to any new residents.
3. Wayne Miller said that the replacement of streetlight bulbs was underway, with burned-out bulbs being replaced first, adding that after all those bulbs were replaced, Coast Electric would begin replacing all of the remaining amber bulbs with the new bright white ones, which are the only bulbs being used by the utility company at this time.

Adjournment:

Following a request by Wayne Miller for a motion to adjourn the meeting, and subsequent approval, he adjourned the meeting at 7:18.

The next meeting will be held at the clubhouse on Tuesday, September 12, at 6:30 p.m.

Respectfully submitted,

Kevan Brown, Secretary