

Windance Property Owners Association

Monthly Meeting Minutes

December 12, 2023

Location: Windance Country Club

The Board of Directors for the Windance Property Owners Association held its monthly meeting on Tuesday, December 12, 2023, at the Country Club. The following board members were present: Wayne Miller, Ann Moran, Mark Kettner, Bradley Walker, Tyler Gentry, Jim Faust, Mike Maley, Ryan Black, and Kevan Brown.

Community members in attendance were Anthony Weeks, Mike Minear, Russ Brown, Trinity Gentry, Dalton Holston, Sandy Hollis, and Ron Bryant.

Call to Order:

After Wayne Miller called the meeting to order at 6:30 p.m., he announced that Lisa Conerly had resigned from the board and that Ryan Black, who had received the next most votes in the 2023 election, had agreed to finish out her term which ends in January of 2025. He then introduced Ryan to everyone in attendance.

Questions and Comments from the Community:

Wayne reminded everyone that there would be three positions on the board that will be open in January and that now was the time for people to begin making known their intentions to run and/or to nominate candidates.

Tony Weeks reported that a neighbor's mailbox had been demolished by a car and that video surveillance footage was being examined to determine what vehicle was responsible. Any findings, he said, would be turned over to law enforcement.

After Mr. Weeks also complimented Mark Kettner for the Christmas decorations at the front entrance, he suggested that the board sponsor a competition for individual yard and house displays by residents. Wayne Miller said that this suggestion had already been made by a board member and would be discussed later in the meeting.

Mr. Weeks went on to express a continuing concern over the danger of speeding vehicles, and that he also believed a golf cart was responsible for knocking down two posts near the entrance to Northridge, adding that the new surveillance cameras could not record any activity in that particular area.

Summary and Approval of November's Minutes:

Kevan Brown, secretary, reported that the minutes from November'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.

Treasury Report:

Ann Moran, treasurer, reported that the checking account balance at the end of October was \$50,522.62, with debits for usual monthly services totaling \$6,388.42. At the end of November, the balance was \$44,330.19 in checking and \$30,162.77 in savings. She added that, again, there was still a number of people who owed dues and that she wanted to address this issue during the "New Business" portion of the meeting.

Lake Report:

Mark Kettner said the lake was looking a little better since recent rains had added to the water level. He said he also planned to order more decals for boaters who needed them.

Architectural Report

Jim Faust had a request from David and Beverly Ernst, at 12270 South Cove, to have a fence built and to make some repairs to their existing structure. He asked for conditional approval until he could visit the property personally to make sure the flags were placed along the correct lines. The motion was made, seconded, and approved.

Covenants Committee:

Covenants chairman Bradley Walker reported that he had nothing new to report.

Beautification Committee:

Wayne announced that Ryan Black would be assisting Mark Kettner with beautification.

The Yard of the Month for December, Mark said, was awarded to David and Peggy Bosma, 14996 Calcutta. He went on to thank the board for the \$500 that had been approved to add decorations to both the main and the Highland Drive entrances, adding that he hoped the current decorations could be expanded with new additions over the next several years.

Mark said he had also replaced an outlet at the main entrance that had not been working and that he was planning to fix the sprinklers that were broken.

Mike Maley proposed increasing the award for Yard of the Month during certain seasons of the year to encourage more residents to decorate during specific holidays. After some discussion about how much money to award for which holidays, and how to let the residents know about these incentives, the board decided to award \$200 for Easter, July 4, and Halloween displays; and \$300 for Christmas displays. Putting out fliers a month or two ahead of these holidays, along with a newsletter, emails, Facebook posts, and word of mouth were all suggestions on how to make sure all residents are made aware of these new incentives.

Newsletter/Website:

Jim Faust had nothing to report but did say he would see about getting an email sent out to residents regarding the forthcoming election and asking for nominations.

Social Committee:

Tyler Gentry said that he was planning a Mardi Gras event.

New Business:

Wayne Miller thanked Mark Kettner, Jim Faust, and Kevan Brown, whose terms expire in January, for their service as board members.

Ann Moran expressed a number of concerns over the difficulty she has experienced of keeping current lists of homeowners/property owners and whose properties have been sold and to whom, and how keeping an accurate account of who has and has not paid dues has caused frustration to both some residents and to herself. She urged the need for amending the association's by-laws, which were last updated in 1994, to address these issues, adding that she realizes the attorney, as well as the entire association (all residents), must be involved in such a process. Her main concern was that the by-laws need to make it clear that all residents must pay dues.

Ann went on to say she was planning, with the board's approval, to address the above issues in her annual treasury statement to be mailed out in early January. Further, she felt that, in any amendment to the by-laws, a specific date of August 1 of each year be the deadline for paying that year's dues, after which a late fee, an amount to be determined, would be added.

Furthermore, a lien would be placed upon the property after a period of two years of non-payment of dues. She also said she'd discovered that a number of property owners who had incurred liens had never been informed of those liens.

In response, Wayne suggested drafting these suggestions to submit to the attorney, after which Ann agreed, saying she felt that there needed to be clarification of the situation regarding dues, liens, and proposed late fees.

Old Business:

1. Mark Kettner asked for up to \$250 to add decorative solar caps and other materials to be installed near the front entrance, but after a brief discussion, it was suggested he be given \$300 to be sure he had enough funds. This latter amount was voted on and approved.
2. When Ann Moran asked about installing more surveillance cameras farther down Windance Drive in order to capture more footage in a blind spot, Bradley Walker explained that there is no power source in that location and that having power and wi-fi installed there, as well as high-definition cameras, would cost thousands of dollars. Wayne Miller suggested this possibility could be explored in the future.
3. Anthony Weeks reminded the board members who were rotating off the board of the importance of having a “continuity book” to hand over to their successors, complimenting Bradley Walker on the outstanding job he’d been doing with covenant enforcement after consulting with Kristina Weeks, a former covenants chairperson. Additionally, Mr. Weeks agreed that the by-laws needed changing, an issue that has been discussed repeatedly over the past two years, if not longer. Wayne assured everyone that the by-laws would be a topic of meetings with the board attorney early in the coming year.
4. Mark added that any printed documents generated by the board or any of its members during the year should be taken to Ace Data Storage to be placed in the WPOA’s records.

Adjournment:

Following a request by Wayne Miller for a motion to adjourn the meeting, and subsequent approval, he dismissed the meeting at 6:58 p.m.

There will be no board meeting in January. However, the election for three new board members will take place on Thursday, January 25, 2024, at the clubhouse. Voting will be from 6-7 p.m., with a dinner to be served beginning at 6:00. There will be a brief presentation by board members outlining accomplishments from the previous year(s).

Respectfully submitted,

Kevan Brown, Secretary