

Windance Property Owners Association

Monthly Meeting Minutes

November 14, 2023

Location: Windance Country Club

The Board of Directors for the Windance Property Owners Association held its monthly meeting on Tuesday, November 14, 2023, at the Country Club. The following board members were present: Mark Kettner, Ann Moran, Bradley Walker, Tyler Gentry, Jim Faust, and Kevan Brown.

Community members in attendance were Russ Brown, Anthony Weeks, John and Dottie Green, Buddy Brown, and Thomas Clare.

Call to Order:

After Mark Kettner welcomed new residents John and Dottie Green, he called the meeting to order at 6:30 p.m. and asked residents for any questions, comments, and concerns.

Questions and Comments from the Community:

Thomas Clare complained of (1) foul-smelling water at his house that he had had checked by a professional, with unsatisfactory results; (2) the danger of underaged, unlicensed teens driving around at night in unlit golf carts; and (3) speeding vehicles. The responses from board members included the fact that a new company would soon be taking over the water and sewer system, and that taking photographs and/or video of the young people, as well as speeders, and contacting law enforcement with the video evidence would be the best actions to take since the WPOA has no jurisdiction over this type of activity. Jim Faust said he would speak with an Island View employee regarding the Island View van which has been seen speeding on Windance Drive.

Summary and Approval of August's Minutes:

Kevan Brown, secretary, reported that the minutes from October'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 beginning of October was \$55,217.64 and \$50,522.62 at the end of that month, citing a number of extra expenses that had been incurred during that month, including insurance, decorations, needed repairs to the front entrance, and a donation to law enforcement for providing security during Halloween trick-or-treating. She added that there are still 47 residents who have not paid their WPOA dues for 2023, that she had posted a reminder on the neighborhood Facebook page, and that she was also planning to send reminders via US mail.

Lake Report:

Mark Kettner said the lake was extremely low by about five feet due to drought conditions, especially on the north end where it was muddy and almost dry.

Architectural Report:

Jim Faust had no requests for any new structures.

Covenants Committee:

Covenants chairman Bradley Walker reported that a couple of issues had been resolved but that he was waiting for advice from the new board attorney about what actions to take regarding recent complaints about cars being parked on the street.

Beautification Committee:

Mark said that fall decorations had been placed at both entrances and that more would be added soon. He noted that, among a number of other repairs, five sections of fencing had been replaced, along with some posts, and that staining would be done in January. He also reported that repairs still needed to be made to a broken water line as well as to several sprinklers that are not in working order. In addition, he said, the board had agreed that future maintenance would be contracted on a yearly basis to be evaluated in October of each year to determine if the contractor for that year should be rehired for the following year or replaced with another company. The board decided to vote on this issue at the December meeting after examining forthcoming information in the coming weeks.

There was a brief discussion about where to add “No Soliciting” signs.

The Yard of the Month for November was awarded to Michael and Ealon Atkinson at 12401 Windance Drive.

Newsletter/Website:

After Jim Faust said he had nothing to report at this time, Mark Kettner spoke about some suspicious posts by alleged vendors made on the Windance Facebook page that Kelly Kettner, one of the site administrators, had deleted. He went on to ask people to report any future questionable posts to him.

John Green mentioned that he is receiving copious amounts of mail at his new address for numerous different people.

Social Committee:

Tyler Gentry said that the Halloween event had been successful and well attended. Since the Island View was planning a Christmas party for neighborhood children on December 10, he was not planning another event before the end of the year. However, when asked a little later if he'd consider planning a holiday event for adults, he said he'd explore that possibility.

New Business:

Tyler Gentry volunteered to be the chairman of the election committee, along with committee members Kevan Brown, secretary, and treasurer Ann Moran. Mark Kettner said he would reserve the clubhouse for that night (January 25, 2024) and order dinner; and other board members offered to help with any other tasks that needed to be done. A brief discussion followed about the protocol for that night, including the process of checking people in to vote and having a brief presentation, during dinner, outlining the accomplishments of the board from 2023. Kevan added that, along with the yearly letter announcing the election, and the proxy form, there would also be a treasurer's report from 2023, all of which will be mailed together in early January. It was also noted that there will be three vacant seats on the board in January.

Old Business:

1. Mark said that we were still waiting for replacement bulbs for all the streetlights.
2. Bradley Walker said he was still trying to obtain a quote on cleaning up the overflow/retention pond, which is full of debris, on the northwest corner of Windance. He said he should have a quote by the next board meeting in December, adding that having this work done during the current dry spell was preferable to waiting until later, as there would be fewer complications during dry weather.

Adjournment:

Following a request by Mark Kettner for a motion to adjourn the meeting, and subsequent approval, he dismissed the meeting at 7:05 p.m.

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

Respectfully submitted,

Kevan Brown, Secretary