

## **Windance Property Owners Association**

### **Monthly Meeting Minutes**

**October 10, 2023**

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

The Board of Directors for the Windance Property Owners Association held its monthly meeting on Tuesday, October 10, 2023, at the Country Club. The following board members were present: Wayne Miller, Lisa Conerly, Ann Moran, Bradley Walker, Tyler Gentry, Mark Kettner, Jim Faust, and Kevan Brown.

Community members in attendance were Russ Brown, Sandy Hollis, Ron Bryant, Dalton Holston, and Mike Beyerstedt.

#### **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:**

After Sandy Hollis asked about the status of the pier, Wayne explained that the EPA had still not sent the new guidelines defining a wetland, making the pier project unadvisable at this time.

#### **Summary and Approval of August's Minutes:**

Kevan Brown, secretary, reported that the minutes from September'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 September was \$61,335.83 but that the expenses were \$8,128.19, due to the renewal of our neighborhood insurance policy, among other monthly expenses, resulting in a balance of \$55,217.64 at the end of the month. The savings account balance was \$30,142.94. A brief discussion followed about why the Island View, which is supposed to pay half of the lake insurance, has not been made to pay their portion in the last several years.

**Lake Report:**

Mark Kettner said that the lake was looking good other than the fact that the water level was very low due to lack of rain, especially on the north end where it was almost dry.

**Architectural Report:**

Jim Faust had no requests for any new structures.

**Covenants Committee:**

Covenants chairman Bradley Walker reported that, after having discussed ongoing violations with a couple of homeowners, with no action taken by those residents, he was planning to send letters to them, requiring their cooperation. After some discussion, it was decided that these residents would be given sixty days to make the necessary repairs before having liens placed on their properties.

**Beautification Committee:**

Lisa Conerly had awarded the Yard of the Month for October to Beverly and Larry Gollotte at 12434 Windance Drive. She went on to ask for approval of more funds to upgrade the Christmas decorations and to replace some of the current pumpkins being used for fall, expressing hope that any new decorations could be secured to make them more difficult to steal, as some scarecrows had already been taken from the front entrance. Jim Faust suggested adding an additional surveillance camera during the holidays to deter thefts of decorations, after which there was discussion, and then a motion and a second, to allow Mr. Walker to purchase an additional camera to be placed at the front entrance. That motion was passed.

When Lisa went on to say that she would have an estimate of expenses for Christmas decorations at the next meeting, Wayne told her if she needed to order any items and needed approval before then, she could send the information via email.

Mark Kettner said that the repairs to the fence at the main entrance would begin at the beginning of November and also that he was planning to do some work on the posts, including capping them and adding some reflectors to the area. He also said he would provide an estimate for stakes and tape to be placed around the common area at the entrance to prevent vehicles from entering or parking in that space during Halloween treat-or-treating.

**Newsletter/Website:**

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

### **Social Committee:**

Tyler Gentry said that the Halloween event would be held on October 31 and would be set up near the front to attract more of a crowd than last year. Lisa Conerly said she would call the Harrison County Sheriff's Department to ask for their help patrolling during trick-or-treating.

### **New Business:**

Wayne Miller welcomed new resident Mike Beyerstedt.

### **Old Business:**

1. Wayne announced the hiring of Chip Westbrook as our new WPOA attorney, who is now under contract, adding that Mr. Westbrook had requested copies of bylaws, covenants, maps, and other documents to help him address some of the issues we are experiencing, specifically the fact that the current nine covenants need to be consolidated into one set, with subsections listed for each unit. Wayne stressed that this process would progress slowly at first due to the amount of information that Mr. Westbrook must examine.
2. After Wayne thanked Bradley Walker and those who helped him for installing the new security cameras, Bradley said he was still planning to cover cameras' cables to protect them.
3. Wayne assured everyone that Coast Electric was slowly replacing the old streetlight bulbs and asked that residents inform him of any that are burned out so that he could complete a work order to have it replaced.
4. Ann Moran asked for anyone with knowledge of new homeowners to let her know so that she can keep our records updated.
5. Mark Kettner said he was working on some suggestions to address the issues with speeding in our neighborhood and would present those once he had completed them.
6. Following a discussion about posting signs alerting residents that there are surveillance cameras, as well as "no soliciting" signs, Wayne said that options for such signs, and where and how many to place, would be examined.
7. After Wayne reminded everyone that the next meeting would be held on November 14, he announced that the WPOA was not required to have monthly meetings, only quarterly meetings, but that the board would nevertheless be meeting for the next two months.

**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.

The next meeting will be held at the clubhouse on Tuesday, November 14, at 6:30 p.m.

Respectfully submitted,

Kevan Brown, Secretary