

## **Windance Property Owners Association**

### **Monthly Meeting Minutes**

**September 12, 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, Ann Moran, Bradley Walker, Tyler Gentry, Jim Faust, and Kevan Brown.

Community members in attendance were Cristel and Roger Hudson, Tommie and Ron Yanik, Thomas Clare, Anthony Weeks, Mike Minear, Sandy Hollis, and Dalton Holston.

#### **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 Tommie Yanik asked for an update on the proposed pier, Wayne explained that plans could not progress until the Corps of Engineers had received a newer version of EPA guidelines regarding the handling of wetlands, rules which were supposed to have been issued two weeks ago but were delayed.

Other concerns expressed included speeding vehicles and drivers of golf carts. Wayne said that once the new sheriff of Harrison County begins his tenure and establishes his staff, the board hoped to have him or one of his representatives to attend a board meeting for addressing these types of issues, adding that having the sheriff's department attend a meeting annually would be beneficial.

Anthony Weeks mentioned an issue with a young driver of the MGCCC athletic van speeding through the neighborhood while texting. Tyler Gentry said he was planning to contact both the college's head coach and the athletic director about this violation. Others voiced worries about the dangers of speeders to neighborhood children who often run into the streets to retrieve basketballs, and also about the number of brick mailboxes that had been destroyed, possibly by reckless drivers. A few people expressed appreciation for a patrolman who lives in Lake Village who has been watching for speeders, stopping them, and issuing them citations.

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

Kevan Brown, secretary, reported that the minutes from August'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. She also reminded attendees to sign the meeting sign-in sheet and pick up a meeting agenda.

### **Treasury Report:**

Ann Moran, treasurer, reported that the checking account balance at the end of August, as of September 1, was \$61,335.83. The savings account balance was \$30,122.71. She added that since there were still at least 80 residents whose dues were still past due, she planned to begin sending out notices to these households.

### **Lake Report:**

Wayne Miller reported that Mark Kettner, lake committee chairman, said that the lake water was still looking good, that he had added more shad to the lake, and that he was continuing to monitor the conditions of the lake.

### **Architectural Report:**

Jim Faust asked for approval of a pool installation by Carol Roberts at 19583 Champion Circle, as the design specifications met all covenant qualifications. There was some discussion about the sizes of fences that were allowed and that Unit 3, where Ms. Roberts' property is located, is required to have a shorter, wrought iron-type fence as opposed to six-foot solid fences that are required in other areas, and that in Unit 3, for safety reasons, there should be some hedges or other natural vegetation planted to prevent the pool from being visible from outside the property. Amid this discussion Tony Weeks asked why the WPOA balance of \$100,000 was not being spent on the neighborhood's needs, to which Ann replied that there were a number of impending expenses, including the replacement of all streetlights and the costs for the usage of the new security cameras, for which funds were being held. After Mr. Weeks urged the need for an electrician to repair the electrical outlets so the cameras would be functional once they were installed, Ms. Roberts' pool installation was approved.

Two more discussions ensued involving (1) how residents who do not pay their dues are not allowed to vote in the WPOA elections; (2) how the WPOA has no voice in what the golf course and pool charge residents for membership because these facilities are owned by the Island View and are completely separate from Windance and the WPOA; (3) how the Island View uses water from the lake to water its grounds; and (4) liens on properties whose residents had not paid dues.

**Covenants Committee:**

Covenants chairman Bradley Walker reported that he had spoken in person to several homeowners regarding violations and that those who were not complying would be receiving letters to stress the importance of rectifying these situations. Any violations that remain after the letters are sent will incur liens on the properties with the assistance of a new attorney, who will possibly be retained within the next week. (See #3 under “Old Business” below.)

**Beautification Committee:**

Jim Faust announced that Lisa Conerly had awarded the Yard of the Month for September to Eric and Deborah Ward at 14817 Calcutta Drive.

**Newsletter/Website:**

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

**Social Committee:**

Tyler Gentry said that the next event would be a Halloween gathering, probably on Sunday, October 29, but that he would be checking on any possible conflicts before scheduling.

**New Business:**

Jim Faust asked for approval of up to \$1500 for new “No Soliciting” signs as well as some signs that warn motorists that there are surveillance cameras monitoring their comings and goings. Ann Moran said she would like to see the no soliciting signs attached securely to the street sign posts to assure that they cannot be easily removed. Wayne added that the “no outlet” sign requested by a resident for Eagle Cove was not needed, as the county told him the sign that they had already placed there was sufficient. The board ultimately decided to wait to approve Jim’s request until he had researched the costs of the signs and equipment that would be needed for mounting them.

Wayne Miller briefly discussed the fact that our water and sewer services had been sold to Great River Utility Operating Company but that an approval process needed to be completed before the actual ownership was finalized. He said he felt that, after having researched the new company, we should be seeing some improvements in those services in the near future.

## **Old Business:**

1. Wayne raised the issue of the unsightly appearance of the front entrance and its surroundings, and that Tyler Gentry had spoken with the contractor about how unhappy our neighborhood was about these eyesores, after which the contractor promised to tend to these issues. Payment is being withheld until the work is satisfactorily completed.
2. When Wayne asked Bradley Walker about the new security cameras, Bradley reported that the cameras had arrived, that SIM cards for them had been purchased, and that he hoped to get them mounted soon after having the electrical problems examined. He added that the cost for operating the cameras was going to be less than expected (\$80 per month for both cameras, as opposed to the original estimate of \$100) and that the monthly fee for Cloud storage would be \$12.99 per month.

Tony Weeks recommended Whitey Callahan as a possible electrician, whose fees he said were extremely reasonable; and Bradley Walker suggested consulting a neighbor, Abraham Eliaghe, who lives on Windance Drive.

Mr. Weeks also noted that the sign reminding residents that there would be a board meeting this week had not been posted at the entrances this month, and several board members apologized, saying they would try to remember to put the signs out next month.

3. Wayne announced that he and other board members had an appointment with attorney Chip Westbrook the following Monday afternoon after sending him a list of items the WPOA wants to address with him. Wayne added that Mr. Westbrook, unlike other attorneys who had been contacted, was interested in working for our POA and had fifty years of experience representing a number of other homeowners' associations. This meeting will decide if the WPOA will retain Mr. Westbrook and, if so, he would be invited to attend our next meeting.
4. After Tommie Yanik asked about the situation regarding the insurance for the WPOA, which will expire later this month, Ann Moran replied that Letch Kline, former vice president, was continuing to work on this issue and that we would soon have a new policy. There was some question about whether the previous policy had been cancelled because the dam needed inspecting, but Ann said she didn't believe that was the case. Wayne added that he was waiting to hear back from the department of dam safety to learn whether our dam needs another inspection.

## **Adjournment:**

Following a request by Wayne Miller for a motion to adjourn the meeting, and subsequent approval, he ended the meeting at 7:02.

The next meeting will be held at the clubhouse on Tuesday, October 10, at 6:30 p.m.

Respectfully submitted,  
Kevan Brown, Secretary