

Windance Property Owners Association

Monthly Meeting Minutes

August 13, 2024

The Board of Directors for the Windance Property Owners Association (WPOA) held its monthly meeting on Tuesday, August 13, 2024, at the Windance Country Club. The following board members were present: Wayne Miller, Bradley Walker, Tyler Gentry, Ann Moran, Ryan Black, Mike Maley, and Emily Thomas.

Community members in attendance were Patrick & Elaine Plowman and Shantai Flowers.

CALL TO ORDER

Wayne Miller called the meeting to order at 6:30pm.

QUESTIONS AND COMMENTS FROM THE COMMUNITY

The Plowmans asked about the water situation in the neighborhood and questioned if the moratorium on the water was still in place. Wayne explained that as far as we have been told, the moratorium was still in effect, but the water company would have the final say on if a well or tap had to be put in. Wayne stated sewer was also an option. One new build in the neighborhood just received a letter stating they could put in a tap.

Wayne also explained the water quality is 5/5, and it is safe to drink.

Mrs. Flowers expressed her concerns about the drainage issues near her home on Windance Drive. Wayne said he would email the county to see if there was anything they could do to help with the drainage issue.

SUMMARY AND APPROVAL OF JUNE MINUTES

The June minutes had already been approved at a prior meeting and posted to the WPOA website.

TREASURY REPORT

Mrs. Ann reported we still have approximately 100 residents who still need to pay their 2024 dues. The bank used by the WPOA, The First, has recently been bought out by another bank, and we will have to change checks/debit cards, etc. in the future.

See the TREASURY REPORTS for the amended June report and July report on the windancepoa.com website.

LAKE REPORT

Bradley will have Slade Fish Hatchery come in and analyze the lake, which costs approximately \$800. Bradley is going to have bait fish added to the lake. He does not plan to have the lake fertilized because of how great the lake currently looks. Bradley needs more decals for lake use—these will need to be ordered.

Bradley's lake maintenance budget is \$5000 per year.

The tree on the water's edge of Lake Village needs to be investigated to determine if the WPOA is responsible for this tree or not. Bradley and Wayne plan to look at this tree this week to determine the WPOA's responsibility.

ARCHITECTURAL REPORT

The house plans for Lot 23 of North Point Cove were approved.

COVENANTS

No report

BEAUTIFICATION COMMITTEE

No report

SOCIAL COMMITTEE

Tyler said he would be planning a social event soon. Details will be posted on Facebook as soon as the details for the event are ironed out.

Halloween was discussed, and Tyler said the WPOA always spends approximately \$500 on candy for the neighborhood kids.

OLD BUSINESS

Wayne reminded everyone to let him know if you ever see a streetlight out in the neighborhood. He informs Coast Electric of the outage, and they usually come out within a day or so to replace the lights.

NEW BUSINESS

We are still waiting on final plans and quotes on how much it will cost to maintain the detention pond. The detention pond needs to be cleaned out. Tyler will contact the county for more information about the pond's plans.

Wayne emphasized how not all the pond and surrounding areas are the responsibility of the WPOA. Some maintenance is the responsibility of the county.

Tyler stressed the importance of reaching out to our District 3 Supervisor for any questions and concerns regarding the drainage issues in and around the neighborhood.

Wayne reminded everyone we do have three WPOA board members (Wayne Miller, Ryan Black, Tyler Gentry) with terms expiring in January 2025. An election will be held at the annual WPOA meeting on January 30, 2025.

We will have two more WPOA meetings before the year ends---one in October and one in December.

Wayne reminded everyone the Memorial for Mike Beyerstedt is this Friday, 8/16, from 5-7pm at the Clubhouse. The Island View is providing hors d'oeuvres.

MOTION TO ADJOURN

Tyler made a motion to adjourn the meeting at 6: 53pm.

TERMS OF BOARD MEMBERS

- Ryan Black, Tyler Gentry, Wayne Miller---January 2022-January 2025
- Mike Maley, Ann Moran, Bradley Walker---January 2023-January 2026
- Jim Faust, Dalton Holston, Emily Thomas---January 2024-January 2027