

Windance Property Owners Association
Monthly Meeting Minutes
February 15, 2024

The Board of Directors for the Windance Property Owners Association (WPOA) held its monthly meeting on Thursday, February 15, 2024, at the Windance Country Club. The following board members were present: Wayne Miller, Bradley Walker, Dalton Holston, Tyler Gentry, Ann Moran, Ryan Black, Mike Maley, Emily Thomas, and Jim Faust.

Community members in attendance were Tony Weeks, Mike Minear, Russ Brown, Kevan Brown, and Mike White.

CALL TO ORDER:

Wayne Miller called the meeting to order at 6:30pm. He introduced new WPOA board members--Dalton Holston, Emily Thomas, and Jim Faust (re-elected to the WPOA board).

QUESTIONS AND COMMENTS FROM THE COMMUNITY:

Kevan Brown stated she brought the WPOA meeting sign from Highland Drive. Wayne thanked Kevan for returning the sign.

VOTING FOR OFFICERS:

Wayne Miller announced this was the first meeting since the election of new board members, so the board needed to nominate and vote on new officers---President, Vice-President, Secretary, and Treasurer.

The following individuals were nominated and approved as officers for the upcoming year:

- President-Wayne Miller
- Vice-President-Bradley Walker
- o This is the only board position that involved the nomination of more than one individual. Bradley Walker and Tyler Gentry were nominated, but Tyler withdrew his name from the nomination.
- Secretary-Emily Thomas
- Treasurer-Ann Moran

After officers were selected, Wayne stated the assignment of areas of responsibility needed to be determined for the board members.

The following individuals were nominated and approved for the following areas of responsibility (no area of responsibility involved the nomination of more than one individual):

- Lake-Bradley Walker
 - o Wayne stated Mark Kettner and Joey Jenkins offered to assist the Lake chair, if needed.
- Architectural-Jim Faust (served in this responsibility role in 2023, too)
 - o Wayne stated he would continue to help Jim with this committee.
- Covenants-Dalton Holston
 - o Mike Maley stated he would assist Dalton with covenants.
- Beautification-Ryan Black
- Newsletter/Website-Mike Maley
- Social-Tyler Gentry

SUMMARY AND APPROVAL OF DECEMBER MINUTES

The December minutes had already been approved at a prior meeting.

LAKE REPORT

No report

TREASURY REPORT

Ann Moran stated the WPOA started the year (2024) with \$41,379.86. She received \$21,200 in dues already for 2024 (150 homes have already paid). She was very proud of the number of community members who have already paid their dues for the year. Our debits for January were \$7, 443.61. At the end of January, our checking account balance was \$55,132.25. The savings account balance was \$30, 183.26.

Wayne thanked everyone for paying their dues.

ARCHITECTURAL REPORT

Wayne Miller asked Jim Faust about house plans submitted by Kenny McNair. Kenny is wanting to build a home on Lot 81, located on Windance Drive.

Jim said everything on the plans looked good, but he wanted to talk to Kenny about the roof (concerned about the roof's pitch). Jim made a motion to approve the plans, pending a

conversation with Kenny confirming square footage and addressing the concerns about the roof's pitch.

COVENANTS

No report

SOCIAL COMMITTEE

Tyler Gentry stated an Easter event was in the works. The tentative date for the event is set for the weekend before Easter, March 23rd or 24th. More details about the event will be posted on social media prior to the event.

BEAUTIFICATION COMMITTEE

Ryan Black announced the February Yard of the Month was awarded to Janelle Hibard @ 12514 Windance Drive.

The board briefly discussed the fact the board had previously voted to increase some of the Yard of the Month gift card amounts---\$200 prizes for Easter, Fourth of July, and Halloween, and a \$300 prize for Christmas. All other months would remain a \$100 prize.

Wayne suggested we post these prize amounts on social media, so all community members are made aware of the changes to the prize amounts.

OLD BUSINESS

Wayne stated there was no old business to address.

NEW BUSINESS

Ann Moran said several people who attended the January election pointed out to her how we have Easter and Christmas events for the children in the community, and it would be nice to host an event for the adults, possibly a dinner.

Wayne said Mike Beyerstedt suggested community members should put suggestions for adult events in the comments box at the clubhouse.

A brief discussion was had about potential ideas for future adult events including a Murder Mystery dinner, a wine tasting, a WPOA happy hour, and a dinner. Several board members encouraged more community members to attend the happy hour hosted by the clubhouse every Friday night, from 5-7pm. There is a group of about 15-20 community members who attend weekly.

Ann Moran stated she needs some direction from the WPOA attorney on how to handle community members who have not paid their dues and how to deal with the potential of liens on homes.

Bradley Walker stated the signs at the entrances on Windance Drive and Highland Drive do not have enough electrical outlets. He said we needed approval to contact an electrician. Wayne offered to save the WPOA some money, and he would put the additional electrical outlets at both entrances.

Tony Weeks had a question about the addition of electrical outlets. Tony said a conversation was had over a year ago addressing how the WPOA board would vet any potential contractors and ensure they were certified. Tony mentioned how he thought the person who took over the front entrance should be electricity certified, a landscaper, and everything else, so where have we lost our way? Wayne asked for clarification on if what Tony wanted was a landscaper who was also a certified electrician. Tony stated he knows quite a few options, and he knows people who want to bid on the job. Tony reminded the board he suggested the current WPOA attorney. Tony addressed Ann about what the WPOA currently pays to maintain the front entrance and asked if it was still \$1200 a month. Ann said the price is typically \$983.33 a month, but it may vary if vacant lots must be cut in addition to maintaining the front entrances.

A brief discussion was had about what a phenomenal job Mark Kettner is currently doing maintaining the front entrance. Ann referenced the time, years ago, when her husband was the WPOA President and asked for contractors to bid on maintaining the entrances. She said it was difficult to find someone good who was willing to do the work every month.

Tony also mentioned his neighbor on Calcutta recently had his mailbox damaged, and how the video surveillance at the front entrance could not provide any insight into the incident. Bradley informed everyone the reason there was no surveillance to help in this instance was because the mailbox owner did not have a specific enough timeframe to pinpoint when the mailbox was damaged.

Bradley suggested any community member who is concerned about what is happening around their residence, put in (at least) a doorbell camera to capture potential moments, like ones when mailboxes are destroyed or damaged.

Tony briefly discussed the cameras he has in place at his home and how much coverage his cameras pick up on Par and Windance Drive.

Bradley reminded community members, law enforcement should come to him anytime damages are incurred on someone's property and police reports have been filed, and video surveillance from the front entrance will gladly be handed over to law enforcement.

MOTION TO ADJOURN

Wayne 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