

Windance Property Owners Association

Monthly Meeting Minutes

June 11th, 2024

The Board of Directors for the Windance Property Owners Association (WPOA) held its monthly meeting on Tuesday, June 11th, 2024, at the Windance Country Club. The following board members were present: Wayne Miller, Jim Faust, Tyler Gentry, Ann Moran, Ryan Black, Dalton Holston, and Emily Thomas.

Community members in attendance were Frank Faust, Tony Weeks, Sandy Hollis, and Chloe Miller.

CALL TO ORDER:

Wayne Miller called the meeting to order at 6:35pm.

QUESTIONS AND COMMENTS FROM THE COMMUNITY:

Frank Faust made note of the pothole at the front entrance of the neighborhood. He also asked about the latest on the pier. Wayne noted the Corp of Engineers and Supreme Court are in a fight right now about the wetlands.

Tony Weeks commented about how quickly the streetlight that had been acting up near his home was changed/fixed. Tony also suggested the WPOA consider switching from mulch to rocks at the front entrance.

SUMMARY AND APPROVAL OF MAY MINUTES:

The May minutes were approved after the last WPOA meeting and posted on the Windance POA website.

TREASURY REPORT:

Ann Moran stated the WPOA started May with \$71, 605.14 in our checking account. We spent money on the WPOA Crawfish Boil this month, and we ended the month with \$67, 399.50. The savings account balance for May was \$30, 223.97.

(See attachment for more info regarding the May Treasury Report)

LAKE REPORT:

No report

ARCHITECTURAL REPORT:

Jim received plans from Kenny McNair for the home being built on the lot across from the driving range on the lake. Wayne and Jim will review these plans for approval purposes.

COVENANTS:

Wayne noted he would get with Dalton about some concerns regarding trailers in driveways. Residents voiced concerns about some cars parking on the street that needed to be addressed. Wayne told Dalton they would get together and start knocking in doors, as needed, to address covenants issues.

BEAUTIFICATION REPORT:

Yard of the Month was awarded to Ruben and Suzie Smith @ 19470 Champion Circle.

NEWSLETTER/WEBSITE:

No report

SOCIAL COMMITTEE:

The next event will be held on July 6th—the Fourth of July golf cart parade around the neighborhood. There will be a prize for the best decorated golf cart. Everyone will hang out at the Clubhouse after the parade.

OLD BUSINESS:

No report

NEW BUSINESS:

Jim said Mark Kettner has expressed interest in wanting to get with Sadie Jane's about the price of decorations for the front entrance for the Fourth of July. Mark will get quotes and present to the board for approval before decorations are purchased.

Ann Moran asked Wayne if he had heard from our WPOA lawyer. Ann questioned if it was time to find a new attorney for the WPOA. Wayne expressed interest in having an attorney who lives in the neighborhood who would be invested in the best interests of the WPOA.

Ann addressed Sandy Hollis regarding a question about a lien. Sandy told Ann the WPOA has up to three years to file a lien on a home. Sandy also informed Ann she can file liens herself, as the WPOA treasurer, without an attorney involved. Ann also expressed there were liens on homes that needed to be released because dues had been paid on time and promptly.

Wayne expressed an interest in changing how often the WPOA board meetings are held. The bi-laws state the WPOA must meet quarterly, but Wayne suggested the WPOA consider meeting bi-monthly. A motion was made and seconded to approve the change to meetings being held bi-monthly. This will begin immediately, and the next meeting will be held on August 13th @ 6:30pm.

Tony expressed concerns about the word getting out about the meetings. Tony stated we need to have more publicity about the WPOA meetings.

Wayne suggested the WPOA announce ALL board meetings for the year at the next yearly meeting held in January of 2025. We can provide a handout with all meeting dates for residents, so all residents are aware of neighborhood meetings for the entire year.

MOTION TO ADJOURN:

Wayne made a motion to adjourn the meeting at 6: 58pm.

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