

Windance Property Owners Association

Monthly Meeting Minutes

March 12, 2024

The Board of Directors for the Windance Property Owners Association (WPOA) held its monthly meeting on Tuesday, March 12, 2024, at the Windance Country Club. The following board members were present: Bradley Walker, Dalton Holston, Ann Moran, Ryan Black, Mike Maley, Emily Thomas, and Jim Faust.

Community members in attendance were Ron Bryant, Scott Belham, Buddy Bond, Thomas Clare, and Mike Beyerstedt.

CALL TO ORDER:

Bradley Walker called the meeting to order at 6:32pm.

QUESTIONS AND COMMENTS FROM THE COMMUNITY:

Buddy Bond is concerned about the water and the bad smell of it. Buddy said the water is not purified and it does not have chlorine in it. The water tastes nasty, and it should have some chlorine in it.

Bradley told Buddy that the WPOA had no control over the water in the neighborhood. Bradley advised Buddy to contact the water company or the Public Service Commission.

Buddy also expressed his concerns about underage kids driving golf carts around the neighborhood.

Bradley told Buddy the WPOA has no control over this issue, and he advised Buddy to contact the Harrison County Sheriff's Department.

Buddy expressed his concern about the covenants from 2010.

Bradley told Buddy that the board attorney was reviewing the current WPOA covenants. The attorney is trying to consolidate the covenants into one, instead of different covenants for different parts of the neighborhood. Bradley reminded Buddy that the covenants, regardless of when they were created, are still applicable today, until new covenants are adopted.

Buddy also expressed his concerns about someone running a business out of their driveway near his home located on Calcutta.

Bradley told Buddy that Dalton was over the covenants, and Dalton would be happy to help resolve any issues. Bradley encouraged Buddy to contact Dalton directly to address his concerns.

A brief discussion was had about how the covenants were created in 1986 with the builder of the original homes involved. Multiple board members expressed how they agree the covenants need to be updated.

SUMMARY AND APPROVAL OF FEBRUARY MINUTES

The February minutes had already been approved and posted on the WPOA website and Facebook group.

TREASURY REPORT

Ann Moran stated the WPOA account started February with \$55,132.25. Ann said 172 property owners have already paid their 2024 dues. There are only ten (approximately) vacant lots/properties in Windance. We have 315 (approximately) property owners in the neighborhood. At the end of February, our checking account balance was \$66,892.00. The savings account balance was \$30,192.86.

(SEE ATTACHED DOCUMENT FOR THE DETAILED TREASURY REPORT FOR FEBRUARY)

LAKE REPORT

No report—Bradley told everyone he does not live on the lake, so he will rely heavily on residents on the lake to tell him about any issues on the lake he needs to be made aware of.

ARCHITECTURAL REPORT

Jim has a request from Matt Plyant proposing the building of a greenhouse in his backyard. Jim said he would review this with Matt, but his proposal would be denied because greenhouses are not allowed in the neighborhood.

COVENANTS

No report

BEAUTIFICATION COMMITTEE

Ryan Black will be choosing a March/Easter yard of the month winner next week. A Facebook post was made to remind neighbors of the WPOA Yard of the Month prizes for holiday months---Easter, Fourth of July, Halloween, and Christmas. The prize for March/Easter is a \$200 gift card to Home Depot.

NEWSLETTER/WEBSITE

No report

SOCIAL COMMITTEE

Bradley reminded everyone of the Easter egg hunt scheduled for March 23rd @ 2pm. The WPOA will be providing some light refreshments at the Clubhouse following the egg hunt. The Easter bunny will be at the Clubhouse to take pictures with the kids. Check Facebook for more details closer to the event date.

OLD BUSINESS

Bradley mentioned the concerns about the flooding at the end of Calcutta. The retention pond has been cleaned, but the drain in the area is clogged. He said Wayne was getting with the county to address how to resolve the issue.

NEW BUSINESS

NONE

MOTION TO ADJOURN

Bradley made a motion to adjourn the meeting at 6: 52pm.

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