

Windance Property Owners Association

Meeting Minutes

October 8, 2024

The Board of Directors for the Windance Property Owners Association (WPOA) held its bi-monthly meeting on Tuesday, October 8, 2024, at the Windance Country Club. The following board members were present: Bradley Walker, Jim Faust, Tyler Gentry, Ann Moran (via phone), Ryan Black, and Emily Thomas.

Community members in attendance were Jessica Lee, Marie Parker, Thomas Clare, Tony Weeks, Shantai Flowers, and Dee Enroth.

CALL TO ORDER:

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

QUESTIONS AND COMMENTS FROM THE COMMUNITY:

Thomas Clare expressed his concerns about the number of cars parking on the street overnight. He also shared his concerns with the quality of the water, stating he did not believe there was any chlorine in the water.

Bradley reminded everyone the WPOA board cannot address the water company as a whole, but every neighbor is encouraged to reach out and voice their concerns about the water quality and prices by contacting the Public Service Commission, specifically, Wayne Carr.

Tyler is going to reach out to the operator of the water company to get a report on the quality of the water to share with everyone.

Shantai Flowers spoke to the Public Service Commission this week, and the water company shared they had not received many phone calls with concerns from the community members of Windance.

Bradley shared when he spoke with the Public Service Commission, within the last month, he was told there had been a lot of phone calls from Windance and other surrounding neighborhoods regarding the water concerns.

The Public Service Commission is holding a public meeting in Jackson on November 20th @ 10am and November 21st @ 10am where the community will be able to address their concerns with the Public Service Commission and the Great River Utility company regarding the quality of the water and the recent price increase of water bills.

Tony Weeks asked about the awards for yard decorations. Ryan stated there would be a \$200 prize for the Halloween (October) yard of the month and a \$300 prize for the Christmas (December) yard of the month.

Thomas Clare shared his concerns about people not keeping up with their yards.

Bradley reminded everyone the only thing the board can do for covenant violations, according to the current WPOA bylaws, is to place a lien on the homeowner's property. The board is trying to get the bylaws rewritten and updated with an attorney.

Jim stated that 75% of the neighborhood has to show up to vote on a change in bylaws, so it is a very lengthy process to make the needed changes happen to the bylaws.

Bradley and Jim are going to step up and address the current covenant violations, since Dalton Holston resigned from the board.

Tony Weeks volunteered to help with the covenant violations.

Jessica Lee suggested we have a community workday to help neighbors who may need help in their yards or at their homes to address covenant violations.

SUMMARY AND APPROVAL OF MAY MINUTES:

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

TREASURY REPORT:

Ann Moran proposed that October 31st would be the deadline for paying yearly dues. If a resident has not paid their dues in the last three years (\$600), they would receive a certified letter stating a lien would be placed on their home.

A motion was made, seconded, and approved by the board regarding the dues deadline and liens being placed on homes who are three years behind on paying their dues.

(See attachment for the September Treasury Report)

LAKE REPORT:

Bradley spoke with Slade Fish Hatchery who plans to come out this Friday, October 11th, to add twenty thousand golden shiners and over four thousand medium bluegill to the lake this year to act as feeder fish. If you catch any Asian carp, please remove them from the lake because they have eaten the grass enough and the grass needs some time to grow back.

ARCHITECTURAL REPORT:

Jim stated that Dee Enroth's house plans were approved. Dee is building a home on Lot 11 on Highland Drive.

COVENANTS:

Dalton Holston resigned from the board. The current POA board members will be working together to address current covenant violations.

The board is going to hold off on filling the vacancy, since the annual meeting and voting of new members is around the corner on January 30, 2025.

BEAUTIFICATION REPORT:

Yard of the Month was not awarded to anyone for the month of September. Ryan stated he would be using the prize money from September with prize money for October for a total of \$200 for the yard with the best Halloween decorations.

Ryan reminded everyone the prize for the yard with the best Christmas decorations in December would be a \$300 gift card.

NEWSLETTER/WEBSITE:

No report

SOCIAL COMMITTEE:

Tyler stated he would be setting up a table with candy for Halloween night (10/31) on Mulligan, right across the street from the big water tank.

Bradley stated we would have a deputy here in the neighborhood the night of Halloween. The board pays this deputy \$300 for law enforcement presence for Halloween.

OLD BUSINESS:

Bradley stated that contractors would be coming to dig out and clean out the retention pond, at the front of the neighborhood, near Windance Church. Hopefully, this will help with the drainage issues on Calcutta. Once the pond is cleaned out, the contractor will provide the board with a quote for sodding around the retention pond to help maintain the front area and help with drainage issues.

Tony Weeks stated he has noticed the front entrance is always flooded. Tyler is going to ask Mark Kettner to address this issue.

NEW BUSINESS:

The annual meeting will be held on Thursday, January 30, 2025. We will vote on four new board members. More information will be mailed out in early January regarding the annual meeting and the election of new board members.

MOTION TO ADJOURN:

Bradley made a motion to adjourn the meeting at 7:07pm.

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, Emily Thomas, VACANCY---January 2024-January 2027

ADDENDUM

On Monday, October 14th, Bradley Walker made a motion to appoint Dee Enroth to the WPOA board. Dalton Holston recently resigned from the board, so Dee would fill this vacancy and remain on the board until January of 2027. The motion was seconded and approved by all WPOA board members. Dee Enroth accepted the board's appointment.