

**Windance Property Owners Association
Bi-Monthly Meeting Minutes
August 12, 2025**

The Board of Directors for the Windance Property Owners Association (WPOA) held its bi-monthly meeting on Tuesday, August 12th, 2025, at the Windance Country Club.

The following board members were present: Dee Enroth, Jim Faust, Tyler Gentry, Ann Moran, Chris Ondatje, Paul Rhodes, and Bradley Walker.

Tracy Hall was in attendance from the community.

CALL TO ORDER:

Bradley Walker called the meeting to order at 6:33pm.

QUESTIONS AND COMMENTS FROM THE COMMUNITY:

The board welcomed Tracy and briefly chatted about her new roof. She is also wanting to cover her back patio, she already reached out to Jim for approval of the plans.

SUMMARY AND APPROVAL OF APRIL MINUTES:

The June minutes were already approved by the WPOA board and were posted on the Windance POA website.

TREASURY REPORT:

The treasury report for July was approved by the board, and the detailed report will be posted to the website.

Mrs. Ann stated she only has 86 homeowners who still need to pay their yearly dues. Mrs. Ann has also released three liens.

LAKE COMMITTEE:

Chris had 100 new decals made for homeowners who want lake access (no expiration date on them).

Slade's Fish Hatchery will be coming soon to give us a quote about restocking the lake.

Bradley asked if Lake Village had reached out in anymore detail about the insurance for the lake. He reminded everyone Lake Village cannot insure something they do not own.

ARCHITECTURAL COMMITTEE:

Jim had nothing to report, so the board discussed Mrs. Hall's cover to her back patio and looked at pictures of the project. A motion was made for approval of the project, and Mrs. Hall's project was officially approved by the board.

COVENANTS COMMITTEE:

Paul stated he hasn't had to seek out too many homeowners for covenant violations this month.

He did send a letter to a homeowner regarding the condition of their yard, and the homeowner remedied the situation.

Paul said homeowners seem to be responding to his letters regarding covenant violations, and homeowners are resolving issues quickly.

BEAUTIFICATION COMMITTEE:

The June Yard of the Month was awarded to Brian and Suzanne Yates @ 20060 Balata Drive.

The July Yard of the Month was awarded to George and Tanya Morrow @ 20101 Balata Drive.

NEWSLETTER/WEBSITE:

Chris has nothing to report.

SOCIAL COMMITTEE:

Bradley is going to contact the Sheriff's Department about having patrol in the neighborhood for Halloween.

Halloween is our next big event in the neighborhood. The board purchases candy every year and sets up a table for trick-or-treaters in Windance West.

OLD BUSINESS:

Mrs. Ann asked about getting new boil water notice signs for the neighborhood, but Tyler stated these signs were not the responsibility of the neighborhood.

NEW BUSINESS:

Bradley stated the Harrison County Sheriff's department representative was unable to attend the meeting tonight.

Harrison County Sheriff's Department has a new program where residents can register their home security cameras. This will enable the Sheriff's Department to know where video surveillance may be in the event of a crime.

Bradley will be posting a QR code on the Windance POA Facebook page, so residents can register their home security cameras, if they want to.

The camera system we currently have at the front of the neighborhood is not working properly. Bradley made a motion to cancel our current subscriptions to Arlo and AT&T. This motion was seconded and approved by the board.

Bradley suggested we get updated technology and cameras throughout the neighborhood. We will leave the current cameras at the front of the neighborhood for now, but we will update the cameras and services as soon as possible.

Tyler shared there is a dead pine tree that needs to be cut down on Balata. Tyler will get a quote and see how quickly we can get the tree cut down.

Paul brought up that lots of folks in the neighborhood have been complaining about solicitors in the neighborhood. Bradley reminded everyone to encourage neighbors to call the Sheriff's Department the next time they see solicitors in the neighborhood.

Mrs. Ann reminded everyone to keep her informed about homes in the neighborhood for sale.

MOTION TO ADJOURN:

Bradley made a motion to adjourn the meeting at 7:13pm.

TERMS OF BOARD MEMBERS:

- Mike Maley, Ann Moran, Bradley Walker---January 2023-January 2026
- Dee Enroth, Jim Faust, Emily Thomas---January 2024-January 2027
- Tyler Gentry, Chris Ondatje, Paul Rhodes---January 2025-January 2028