

Windance Property Owners Association

April Meeting Minutes

April 14, 2026

1. Call to Order

The April 2026 meeting of the Windance Property Owners Association (WPOA) was called to order by President, Chris Ondatje, @ 6:33pm.

Community Members in attendance: Michelle Ondatje, Larisa Lee, Ann Moran, Mr. and Mrs. Mike West, Darlene Richmond, Buddy Bond, Frank Faust, and Mr. and Mrs. Arnold.

Board Members present: Chris Ondatje, Jim Faust, Trent Lee, Emily Thomas, Paul Rhodes, Anna Grace Tanner, and Sandy Hollis.

2. Questions and Comments from the Community

- **Property Maintenance Concern:**

Frank Faust raised concerns about a property with overgrown grass and inoperable vehicles visible from the street. The board acknowledged the issue and will follow up.

- **Community Yard Sale Proposal:**

Darlene Richmond expressed interest in organizing a neighborhood-wide yard/garage sale event.

- Current covenants prohibit yard sales.
- Discussion included possibly organizing a structured, limited event (e.g., once per year) under a community or social committee framework.
- Concerns included traffic and parking.
- Board will research covenant requirements and determine feasibility, including whether a vote or exception is required.

- **Development & Traffic Concerns:**

Discussion regarding nearby development and potential increase in traffic, including logging trucks and construction vehicles.

- Residents expressed concern about having only one entrance/exit.
- Board noted prior community efforts (letters, attendance at hearings) were effective.

- Residents were encouraged to organize and participate in future hearings or submit written concerns.
- **Legal Representation:**

The board noted ongoing difficulty communicating with the current attorney despite prior assistance.

 - Consideration will be given to securing new legal counsel who is more responsive.

3. Approval of February Minutes

- Motion made and approved to accept minutes.
- February minutes posted on website.

4. Treasurer's Report

- **Checking Account (March Ending):** \$68,513.43
- **Savings Account (March Ending):** \$40,491.54
- Expenses for March totaled \$255.89.

Additional updates:

- Invoice sent to Lake Village for shared lake expenses.
- Collection efforts underway for overdue dues, including long-term delinquencies.
- One homeowner identified who has not paid dues since moving in; billing to be issued.
- Landscaping vendor has not yet submitted invoices—follow-up planned.

Website Transparency Discussion:

- Consideration of password-protecting financial and meeting information.
 - Decision: likely unnecessary due to low traffic and added complexity.
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5. Lake Report

- Lake conditions are stable.
- A fish population survey has not been conducted since 2021.

- Plan to schedule a new survey after spawning season concludes.

6. Architectural Report

- Fence request submitted by homeowner (David Brazier).
- Survey completed and reviewed.
- Motion made and approved.

7. Covenants Report

- Ongoing monitoring of violations.
- Dee requested more informal working sessions to address covenant-related issues.

8. Beautification Committee

- “Yard of the Month” program ongoing.
- Effort being made to distribute recognition across different areas of the neighborhood.
- Recent winners:
 - March (Easter Bonus) Winner: Awarded with \$200 recognition.
 - Rhonda Clark @ 12299 Windance Drive
 - April Winner:
 - Donna McArthur @ 19725 Eagle Cove
- Records from prior years are incomplete; efforts underway to rebuild documentation.

9. Newsletter / Website

- February and March minutes and financial reports uploaded.
- Yard of the Month updates posted.
- Password protection under consideration.

10. Social Committee

- **Easter Event:** Successful with strong attendance.
- **Upcoming Events:**
 - April 26: Food truck event planned (trial basis for recurring events).

- May 16: Crawfish boil at the driving range
 - Includes food, yard games, and family-friendly activities.
 - Residents encouraged to bring sides/desserts.
 - Alcohol available for purchase (per vendor policy).
- June 25: Game night planned.
- July 3: Independence Day celebration planned.
- **Event Equipment:**
Discussion about renting vs. purchasing tents. Quotes to be obtained.

11. Old Business

- **Wall Repair Project @ front entrance:**
 - Quote received (~\$14,000) considered high.
 - Additional quotes to be obtained before submitting to insurance.
- **Signage Requests:**
 - Replacement of faded “Yard of the Month” sign proposed.
 - Request for “No Outlet/Dead End” sign on Calcutta cul-de-sac due to traffic confusion.
 - Board approved moving forward with obtaining quotes.

12. New Business

- **Security Camera System:**
 - Existing system is nonfunctional and inaccessible.
 - Proposal to install a new, user-friendly camera system (e.g., Ring) with shared access.
 - Board to gather pricing and options.
- **Holiday Decorations:**
 - Easter decorations remained up past the holiday.
 - Need to clarify responsibility and access to storage.
 - Suggestion to better coordinate installation/removal and key access.

13. Adjournment

- Motion made and approved to adjourn the meeting @ 7:09pm.