

WINDANCE PROPERTY OWNERS ASSOCIATION
Bi-Monthly Board Meeting Minutes
June 9, 2026

Call to Order

The meeting of the Windance Property Owners Association was called to order at approximately 6:34 p.m. on June 9, 2026. Chris Ondatje welcomed residents and noted the strong attendance.

Community members in attendance: Krista Carroll, Rob King, Mr. and Mrs. Melendreras, Mr. and Mrs. Armstrong, Darlene Richardson, Ann Moran, Mr. and Mrs. Smith, Buddy Bond, Lonnie Necaie, Michelle Ondatje, Larisa Lee, and Robert Williams.

Board members in attendance: Chris Ondatje, Dee Enroth, Tyler Gentry, Trent Lee, Emily Thomas, Jim Faust, and Sandy Hollis.

Community Comments and Questions

Traffic Study Update

A resident inquired about the status of the requested traffic study related to the proposed neighborhood development. The Board reported that a request had been submitted to the county for a traffic study prior to the next hearing and that follow-up efforts would continue.

Community Yard Sale Discussion

Residents discussed the possibility of organizing a neighborhood-wide yard sale. Concerns were raised regarding existing covenant restrictions and the continued occurrence of individual sales advertised through social media. Discussion included:

- Reviewing covenant language across the various Windance units.
- The difficulty of amending covenants due to required voting thresholds.
- Exploring alternatives such as a Board-approved community event or centralized sale location.
- Gauging community interest through social media and other communication channels.

The Board agreed to seek additional community feedback before considering future action.

Approval of April Minutes

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

Committee Reports

Treasurer's Report

The Treasurer reported the following:

- May expenses totaled **\$6,132.96**, including two large expenses:
 - Crawfish Boil expenses of approximately **\$3,363**
 - Two months of landscaping invoices **\$2,569.50**
- Operating account balance: **\$68,449.26**
- Savings account balance: **\$40,512.61**

The May financials had previously been approved.

Lake Committee Report

The lake water level continues to improve. The committee plans to coordinate with Slade's to assess current conditions and determine next steps.

Architectural Committee Report

No significant architectural committee business was reported.

Covenants Committee Report

Three covenant-related complaints were reviewed:

1. A yard maintenance complaint that has since been resolved.
2. A rental property near the neighborhood entrance with concerns regarding exterior appearance and a trailer parked on the property. The trailer parked behind the front of the house does not currently violate any covenants.
3. A complaint regarding a vehicle parked on a lawn. The committee noted that covenant language may not specifically prohibit the situation and continues to review the matter.

Beautification Committee Report

The Board announced that Board Member Paul Rhodes has sold his home and moved from the neighborhood, resulting in a vacancy on the Board.

The May Yard of the Month was awarded to **20079 Balata Drive**. Congrats to Michael and Linda Minear for receiving the award!

The Board expressed appreciation to Mr. Rhodes for his service.

Website and Newsletter Report

A website issue related to a software plug-in was resolved. The resident section of the website is functioning properly again. Efforts continue to implement password protection for sensitive association documents.

Social Committee Report

The Board shared an update from Social Committee Chair Anna Grace:

- The Crawfish Boil was well attended and considered a success.
- Approximately 50 residents have RSVP'd for upcoming Game Night and Fourth of July events.
- Residents are encouraged to RSVP to assist with planning and food purchases.
- Efforts continue to expand the community email distribution list.

Food Truck Program Update

The Board reported that the food truck program has been well received by residents. However, the previously used location will no longer be available after the property owner expressed concerns.

Alternative locations are being explored to continue the program.

Old Business

Front Entrance Masonry Repair

The Board continues to work with the insurance company regarding damage to the front entrance masonry. Estimates have been submitted and approved, and the Board is awaiting final authorization before repairs begin.

New Business

Board Appointment

The Board announced the appointment of **Wayne Miller** to complete the remainder of Paul Rhodes' term. Mr. Miller was unable to attend due to being out of town but has accepted the appointment.

Drainage Concern on Tournament Drive

A resident raised concerns regarding drainage from a new construction project on Tournament Drive.

After discussion, the Board determined:

- No covenant violations appear to exist.
- The matter is primarily between the property owner and the county.
- Residents were advised to work through county permitting and inspection channels.

Proposed Neighborhood Development

Residents asked about the status of the proposed new development in the neighborhood. The Board reported that it has not received any new information and understands that revised plans may be resubmitted in July.

Water Pressure Concerns

Residents discussed recurring water concerns throughout the neighborhood.

The Board noted:

- Great River Utilities owns and operates the water system.
- Recent infrastructure improvements have included a larger storage tank and new water line connections.
- Residents were encouraged to contact Great River Utilities directly for additional information regarding system performance and future improvements.

Adjournment

With no further business to discuss, a motion to adjourn was made, seconded, and approved.

The meeting adjourned at approximately 6:59 p.m.