

**Windance Property Owners Association
Bi-Monthly Board Meeting Minutes
October 13, 2026**

1. Call to Order

The meeting of the Windance Property Owners Association was called to order at approximately 6:31 p.m. on October 13, 2026. President, Chris Ondatje, welcomed residents and noted the strong attendance.

Community members in attendance: Larry Gaughf, Frank Faust, Ron Bryant, Tom Furr, Steve Simpson, Matt Powers, Pete Barhonovich, Mike Hammerbacher, Lance Holly, Michelle Ondatje, Larisa Lee, Kristy Necaise, Ann Moran, Darlene Richmond, Steve Thomas, Joey Jenkins, Oreana Bliss, Joyce Yarborough, Robert Hoyt, and April Hoyt.

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

2. Questions and Comments from Community

The meeting began with questions and comments from residents. Community comments were extended to approximately 30 minutes to accommodate a presentation by Steve Thomas concerning the proposed Estates at Windance development.

Steve Thomas presented a revised proposal on behalf of the developer. He stated that the plan had been reduced from 54 to 52 home sites because of a drainage easement, with lots generally ranging from one-half to three-quarters of an acre. He described this as the developer's final proposed compromise. The developer intended to seek rezoning from agricultural to low-density residential at a public hearing on Thursday, October 15, 2026. Thomas estimated that clearing would not begin for at least a year and that full buildout could take 10 years or longer. These were projections, not approved schedules.

Steve Thomas stated that four lots near the entrance would serve as an entrance/park area; initial tree removal would be limited to road corridors, with material burned on site rather than hauled out as timber. He said the site's existing elevation would allow much grading material to be sourced on site, although road-based deliveries would be necessary. He described proposed covenants including architectural review, six-foot sidewalks within 90 days of occupancy, and a minimum social membership with Windance Country Club.

Residents raised concerns about construction traffic and road width, damage to mailboxes and property, emergency vehicle access, sewer capacity, stormwater drainage, traffic increases, and the proposed subdivision's relationship to the existing Windance POA. Steve Thomas said contractors would be responsible for damage they caused and that drainage currently flows toward the golf course and Bayou Bernard.

Steve Thomas stated that Windance Drive would be the residential entrance and exit. A separate gated access from the Landon Lake side would be reserved for emergency vehicles, not construction or routine residential traffic, and would be completed when homes began to be built and occupied. Residents questioned the timing and whether this would adequately address emergency access during construction. The prior proposal's use of a second regular access point was also discussed.

Questions arose over whether the new subdivision would formally join the Windance POA, pay existing POA dues, and submit plans to its architectural review process. Steve Thomas indicated that participation in the existing POA was intended, but also discussed a separate annual assessment for maintenance of the new subdivision's common areas. Community members cited paying \$200 in existing POA dues and a proposed \$500 annual assessment was mentioned by Steve for the new development. The exact financial arrangement remained unclear between the current WPOA and the new development. Board members agreed to seek clarification from the developer before the zoning hearing, if possible.

Steve Thomas also discussed potential alternative development of neighboring land and possible future changes in ownership of the golf course/casino-related assets. A community member challenged any implication that the golf course would necessarily close; Steve Thomas clarified that he had not said it would close. No outcome concerning the future of the golf course was established.

WPOA President, Chris Ondatje, reminded homeowners that they could express their own views for or against the rezoning at the public hearing, scheduled for Thursday, October 15 at 5:00 p.m. in the Board of Supervisors meeting room at the courthouse complex. He explained that the board had not used POA funds to advocate either position because homeowners held differing views. No board endorsement or opposition vote was recorded.

3. Summary and Approval of Minutes

August meeting minutes had previously been approved electronically and were available online.

4. Treasury Report

Sandy Hollis, treasurer, reported that insurance expenses for the POA, directors, and lake had been paid. September ending checking balance: \$48,318.44. Savings balance was stated as \$40,554.80. August financials were reported as already approved. The board motioned and approved for the September treasury report to be approved. All treasury reports can be found on the Windance POA website.

5. Lake Report

No report

6. Architectural Report

Jim Faust, Architecture Chair, stated he had requests from Tom Furr and Ann Moran regarding fences. He would get with them in the near future for approval of plans.

7. Covenant Committee Report

The Covenant Committee Chair, Dee Enroth, reported recent complaints about upkeep at several homes on Windance Drive and follow-up with owners and landlords. The POA arranged mowing of one noncompliant property and billed the owner for the work plus a service fee.

8. Beautification Committee Report

The Beautification Committee Chair, Wayne Miller, provided the following Yard of the Month recognitions:

- **August Yard of the Month:** Clayton Hilton
20019 Tournament Drive
- **September Yard of the Month:** Bradley & Jennifer Walker
12471 Windance Drive

9. Newsletter and Website

Website Chair, Chris Ondatje, shared that there was a recent document-upload permission issue, but it has been resolved with technical support. The POA website has been updated with the most recent:

- Treasurer's reports
- Meeting minutes

10. Social Committee Report

Social Chair, Anna Grace Tanner, was unable to be attend tonight, so President, Chris Ondatje, presented her report on her behalf.

The Halloween Fall Festival and movie night was announced for Sunday, October 18 at 5:30 p.m. at the driving range. Food truck nights were announced for October 25 and November 1; a neighborhood Thanksgiving potluck ("Neighborsgiving") is scheduled for Thursday, November 19 (location to be confirmed); and Christmas at Windance / Light Up Windance is set for Sunday, December 20. Flyers for the Fall Festival and Light Up Windance event were available for attendees. A sign-up sheet for luminaries was also available.

11. Old Business

Entrance lighting/electrical: Multiple contractors investigated outages affecting the center entrance island, sign/outlets, and lighting on the west side. A damaged electrical line reportedly had 14 cuts. The board had received a quote and approved repair work, expected to begin shortly. Solar replacements were discussed as a possible solution for some low-level lights, but no final decision was recorded on those fixtures. Residents were advised to report streetlight outages, preferably with photos, for referral to the utility/provider or a board member. Coast Electric handles all replacements of street lights.

Neighborhood yard sale: The rain-postponed yard sale was rescheduled for Saturday, October 24, 2026, from 8-12pm. Signage and publicity were to be refreshed. Residents expressed interest in this event becoming an annual or twice-yearly event in the future.

12. New Business

Entrance fence: Damaged fence sections near the front entrance were reported. Board member, Wayne Miller, was going to have someone inspect the affected sections and provide a quote, including other nearby deteriorating areas. No repair amount was approved in the recorded discussion.

Tree trimming: Overhanging vegetation near roadways and intersections was reported as a visibility concern. Board member, Tyler, was going to ask Daniel (who handles all current landscaping at the front entrance) for pricing to prune affected areas; the board would determine the scope after reviewing the quote.

Development hearing and POA membership: Board President, Chris, reiterated that property owners could attend the October 15 zoning hearing individually. Members discussed uncertainty about the proposed subdivision's formal membership, dues allocation, and architectural oversight. Follow-up with the developer was identified as necessary.

13. Adjournment

There being no further business, the meeting was adjourned.

Meeting adjourned @ 7:17pm