

Windance Property Owners Association
Bi-Monthly Board Meeting Minutes
August 11, 2026

1. Call to Order

The meeting of the Windance Property Owners Association was called to order at approximately 6:34 p.m. on August 11, 2026. Chris Ondatje welcomed residents and noted the strong attendance.

Community members in attendance: Ann Moran, Buddy Bond, Clarise Soper, Ellen West, Mike West, Cristal Hudson, Ron Yanik, Roger Hudson, Jim Soper, Mary Armstrong, Marie Parker, Jessica Lee, Cooper Thomas, and John Everett Thomas.

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

2. Questions and Comments from Community

The meeting began with questions and comments from residents.

A resident raised a question regarding the golf course easement and whether homeowners have the ability to place fencing or other improvements within the easement area. The Board agreed to review the specific property and easement requirements.

A drainage concern was also raised regarding the area behind properties on Tournament Drive. This matter was discussed further under Old/New Business.

3. Summary and Approval of Minutes

The June 2026 meeting minutes were presented for approval.

Motion: To approve the June 2026 meeting minutes.

Second: Motion was seconded.

Vote: Motion approved.

4. Treasury Report

The Treasurer presented the financial report.

The higher July expenses were attributed to several community expenses, including the masonry wall repair, crawfish boil, and landscaping expenses that were billed for multiple months at a time.

The Board discussed the upcoming insurance renewal, which is expected to be due in October. No invoice had been received at the time of the meeting.

The June and July Treasurer's Reports had previously been approved.

5. Lake Report

Trent Lee was unable to attend the meeting but provided an update.

He is working with Slade's regarding a survey of the lake/water conditions and has submitted inquiries to have the survey completed.

6. Architectural Report

The Board discussed an ongoing drainage issue behind the homes of Robert Kurtz and Jason Weber on Tournament Drive.

The primary concern is the condition of the drainage ditch, which has accumulated sediment and other material over time and needs to be cleaned out. The Board has been communicating with the county regarding responsibility for maintaining the ditch.

Discussion included:

- The ditch receives water from county right-of-way/property.
- The county engineer has indicated that the county does not consider the ditch its responsibility based solely on the source of the water.
- The Board believes the county should be responsible for maintaining the drainage system.
- A house currently under construction in the area was also discussed. The Board has concerns that required silt fencing has not been properly installed and that the county has been made aware of the issue.
- The subdivision plat reportedly provided for the county to install a cul-de-sac if development did not occur within the specified period; this was never completed and may have contributed to the current drainage concerns.

The immediate priority is to have the ditch cleaned out to prevent potential property damage during significant rainfall.

The Board discussed contacting county officials, including the Board of Supervisors, before pursuing legal action. Members noted that attending a Board of Supervisors meeting as a community may help demonstrate that the issue affects the neighborhood as a whole.

Action Item: Continue efforts to have the county address and clean the drainage ditch. If necessary, the HOA will consider addressing the matter at a Board of Supervisors meeting.

7. Covenant Committee Report

The Covenant Committee reported two matters:

1. **Drainage/County Issue:** The drainage concern on Tournament Drive was discussed and is being addressed with the county.
2. **Fence Request:** A couple who has entered into a contract to purchase a home on Tournament Drive contacted the HOA regarding fencing. They were provided a copy of the covenants and instructed to submit a proposed fence design for review and approval.

The prospective homeowners also had questions regarding storage sheds and other covenant requirements. Most questions have been addressed.

8. Beautification Committee Report

The Beautification Committee provided the following Yard of the Month recognitions:

- **June Yard of the Month:** Harvey and Kathy Crush
12523 Highland Drive
- **July Yard of the Month:** Dawn Hearn
19528 Champion Circle

9. Newsletter and Website

The HOA website has been updated with the most recent:

- Treasurer's reports
- Meeting minutes

The Yard of the Month information will also be added to the website to bring the site fully up to date.

10. Social Committee Report

The Social Committee provided an update on upcoming community events.

End-of-Summer Pool Party

The neighborhood's End-of-Summer Pool Party will be held:

Saturday, August 15, 2026

2:00–5:00 PM

Residents are encouraged to RSVP so the committee can plan accordingly.

Chick-fil-A will also be set up at the lot used for the neighborhood food trucks following the pool party.

The Board expressed appreciation to residents for their strong support of the food truck events. The events have been well attended and have frequently sold out.

Bingo/Game Night

The next Bingo/Game Night is scheduled for:

Thursday, September 17, 2026

An RSVP link will be distributed following the pool party. The previous Bingo Night filled quickly, and strong attendance is anticipated again.

Potential Fundraiser

The Social Committee discussed the possibility of holding a fundraiser to help offset the cost of community social events.

The Board noted that the neighborhood has been spending a significant amount on social events and that fundraising could help ensure the HOA can continue offering these activities without placing as much pressure on the HOA budget.

Potential Golf Pro Fundraiser

A proposal was discussed to organize a fundraiser benefiting the golf professionals at Windance.

The proposed event would be sponsored by the neighborhood and potentially held at the country club, with the club providing the clubhouse. The neighborhood could provide appetizers and other elements of the event.

The purpose would be both to raise funds for the golf professionals and to improve the relationship between the HOA and the country club.

The concept was discussed positively, and additional details will be explored.

11. Old Business

Masonry Wall Repair

The masonry wall repair has been completed.

Unfortunately, the HOA's insurance claim for the damage was denied. The claim was denied because the driver responsible for the damage was reportedly working as a third-party delivery driver at the time of the incident and did not have the appropriate commercial insurance coverage.

The repair therefore came out of the HOA's budget.

The Board is pursuing the matter with the appropriate insurance parties and is considering additional legal options if necessary.

An attorney has agreed to review the matter and assist with correspondence to the insurance company.

12. New Business

Seasonal Decorations

The Board discussed separating seasonal entrance decorations from the landscaping contract.

The current landscaping contract includes approximately **\$83 per month** for seasonal decorations, or approximately **\$996 annually**.

The Board discussed whether another individual or resident might be willing to handle the decorations for that amount, potentially allowing the HOA to have someone more focused on maintaining and refreshing the decorations.

The Board also discussed budgeting for replacement of older decorations, as some have become worn due to weather and sun exposure.

Action Item: The Board will solicit proposals from individuals interested in taking over the seasonal decoration responsibilities and will consider the matter at a future meeting.

Front Entrance Lighting

The Board discussed several non-functioning landscape/ground lights at the neighborhood entrance.

The Board agreed that pricing should be obtained to determine the cost of repairing or replacing the lights.

Some of the lighting may have been affected by utility/fiber installation work in the area.

Action Item: Obtain pricing and determine the best approach for repairing the entrance lighting.

Neighborhood Yard Sale

The Board discussed the strong positive response from residents regarding a neighborhood-wide yard sale.

The proposed format would allow participating residents to hold sales at their own homes rather than establishing one centralized location.

The Board discussed potentially forming a small yard sale committee to select a date and coordinate signage and neighborhood promotion.

The possibility of charging participating households a small flat fee, potentially around \$20, was also discussed as a way to raise funds for the HOA.

The Board agreed to move forward with planning the event as a one-time neighborhood activity and evaluate its success afterward.

Action Item: Develop a date, establish participation guidelines, and coordinate neighborhood advertising/signage.

Meeting Setup and Sound

A resident raised concerns about difficulty hearing during HOA meetings and asked whether the HOA could use a microphone and/or speaker system.

The Board discussed several possible solutions, including:

- Moving tables and chairs closer together
- Changing the meeting arrangement
- Using a different area of the room
- Purchasing a microphone/speaker if necessary

The Board agreed to first try moving attendees closer together at the next meeting and determine whether additional equipment is needed.

Street Light Repairs

Residents were reminded that non-functioning street lights can be reported directly through Coast Electric's website or directly to Wayne Miller.

Coast Electric generally responds within a few days to replace lights that are reported as out.

The Board also noted that Coast Electric is gradually replacing the older amber-colored street lights with white lighting.

Community Flags

The Board discussed the small American flags placed near homes throughout the neighborhood for the Fourth of July and the celebration of America's 250th anniversary.

It was suggested that a neighborhood-wide reminder be issued that residents may remove the flags after the holiday period, with **Labor Day** suggested as a reasonable general cutoff date.

Other Updates

The Board briefly discussed the status of previously mentioned county/water infrastructure work. No definitive update or completion date was available at the time of the meeting.

13. Adjournment

There being no further business, the meeting was adjourned.

Meeting adjourned @ 7:08pm