

Annual Meeting of the Windjammer Homeowners Association

November 6, 2019

The 2018 Annual Meeting of the Windjammer Homeowners Association was called to order at 6:44 p.m. by Dan Bailey on Wednesday, November 6, 2019 at Library 21c. Final total showed 76 homes represented (34 by proxy). There were enough homes represented for a quorum.

Dan Bailey, President, presented the agenda for the 2018 Annual Meeting and introduced current Board members and volunteers.

Dan made an appeal to the residents for more board members and board volunteers.

Dan discussed all the improvements made to the landscaping and removal of sod to xeriscape on Union as well as the sprinkler repairs.

Dan discussed the greeter position and all the work Sarah Boatright has done to greet our over 20 new homeowners this year. He commended her for greeting them, passing along new information and organizing the infamous garage sale.

Covenant Coordinator

JR Misleh presented all the information for Covenant Coordinator. Discussed process of independent contractor evaluating the neighborhood, touring neighborhood and identifying violations. JR verifies the violation and then follows up with the contractor. This year total are 229 violations, 85 multiple notices, three referred to Approving Authority and five referred to board for further action. Please realize it is not a personal attack if you receive a reminder postcard- just our initial way to contact you about an issue.

Violations included: 74 notices of trash totters (Please if I never hear of another totter comment at the board meetings, I'll be happy). There were 127 landscape concerns (mowing lawns, watering lawns, weeds in rock area, etc.) and 22 home maintenance issues. JR was thanked, by the audience, for his work to keep the neighborhood nice.

Approving Authority

AA presentation by Brian Millburn. Brian just recently took over the AA from John Pettingell whom has been our mainstay for many years. Brian discussed the AA committee and current status of on-going approvals. He discussed the projects that require AA approval.

There was discussion about the requirements for approvals, including roofs, tree removal, landscaping, and garage doors. There was a discussion of xeriscape vs. zeroscape and a resident brought up a concern about the rock around the neighborhood not being compliant with the 35%

greenery that the homeowners were asked to maintain. There was a question about a deck change and whether approval is necessary. (Briefing attached)

There are currently two members on the AA committee and covenants requires three. Terri requested for more volunteers to assist the AA with approvals and understanding the implementation of our current covenants. Dan Boal volunteered to help.

Landscaping

Mike Kitterman was introduced to discuss the Landscape Maintenance. There was a lot of improvements to the common area with turf removal and xeriscape installation. There have also been repairs to our sprinkler system and following up with repairs from the city concrete installation. Mike is interested in improving the appearance of the neighborhood and saving the neighborhood money. Mike would like to continue to improve the sprinkler system to make the system more efficient and save money. This year the board spent \$6255 on sprinkler repairs. Of which \$3400 was the result of the city damage during concrete repairs and installation. The city contractor has agreed to pay \$2000 towards the damage. Check was received and deposited in HOA account.

An additional company caused damaged to the wall on the Lexington entrance, there is still work involved in replacing/repairing this damage. Mike will work with Spitzer to get a bid for repair.

Numerous comments came up about potholes and can the board repair them. The streets belong to the city. Charlie Conser share the phone number to call for city pothole reporting, 385-7623 Pothole repair has been addressed with the city. Please report the potholes that you do see. Additional discussion ensued about: (1) Research Parkway maintenance – weeds, voles/moles (board will be looking into discussion with city on this issue); (2) vapor recovery nozzles from gas station (this is more of individual issues; but we will attempt to assist if city will listen); (3) Question about how frequently the neighborhood has been repaved- (last paving was 25 years ago, and it looks like Windjammer HOA streets are not included in the city's next funding starting in 2021, as indicated on web site). Homeowners commented that they appreciated improvement on Union.

Vice President

Vice President, Kristina Root, handles special projects (example- assisting elderly with snow shoveling), summer programs and block parties. She needs volunteers to assist. If you can help, please contact her via email at: vice_president@windjammercommunity.org Kristina's goal is to bring community back into windjammer with Spring and Fall Festivals and Summer picnics, and block parties. She is setting up process to help neighbors during the winter who cannot get out and shovel snow. Kristina is collecting names of people who are willing to help shovel snow or assist their neighbors.

Waste Removal & Webmaster

Jonas Hedlind is point man for waste removal and roll-offs organizer. He discussed current waste contract and the ability for large item pick-up at a fee for the homeowner. Jonas handles “The Clean-up Event” – May/June of every year. He works the recycling and removal of all items either into the roll-off dumpsters or determines where to take other items left behind. There was some discussion about contract rules regarding dumpsters. Please note: Dumpster must close for pick-up and only 2 additional bags outside the dumpster are the way the contract is written. Springs Waste has been pretty good about working all issues.

Secretary/Treasurer

Terri Dorpinghaus is our secretary/treasurer. She presented on the budget and updates to the annual financials. Copies of the budget were provided to everyone who wanted one. Terri praised her predecessor Elda for having everything in order. This year we have removed the monies in CDs to ensure we had funds to pay for landscaping efforts. The money that was in the CDs was making interests and then we were having to pay taxes on interest earned. We will evaluate where the HOA stands financial in early summer to determine if we wish to replace funds back into CDs again and modify policies accordingly. This year with May snowstorm cleanup we spent \$ 15,750. We spent an additional \$45,467.89 on Union Landscaping. Our trash contract will increase 4% this year. As noted by Mike K. we potentially may have some additional landscaping to look at also. Landscaping contract is up in April, so we need to work a re-bid on that. Maintenance reserve funds will continue to collect interest. We plan to re-write our covenants administrator contract by end of year. The HOA has one financial lien, with one house in foreclosure.

As you can see the budget is expected to be approximately \$5000 in the red. We have enough resources, that we do not expect to raise dues for 2020.

A question came up about SIMD for Briargate area. Charlie Conser has been attending the meetings and volunteered to provide an update.

The city is proposing to form a new district for Briargate area of which Windjammer would be included. The cost would be \$100.00 per year per property. The existing district is not solvent. The proposal for new district that would include all area within Briargate will still not make it solvent with the tax increase of \$100/per unit. Our assumption is taxes will be increased and we doubt the city will take care of our common area around Windjammer.

Charlie stated the builders of Windjammer deliberately exempted Windjammer from current SIMD. This meant we took care of our own common areas. To date our common area and maintenance area are magnificently manicured compared to our surrounding SIMD areas. The present district can be dissolved, and a special district can be formed, and we are hopefully it will be a voted issue and not just a city decision. We will continue to monitor the city’s SIMD

issue but do not expect much until late 2020 or 2021. We strongly recommend homeowners attend these city meetings to voice your concerns.

Dan and Terri presented the two board members seeking election – they were both appointed or joined the board during the year and a vote is required to appoint them as voting board members. Vote was collected via paper ballot and both residents were elected.

Dan made an additional pitch for board members and volunteers.

There was some discussion on amendment (3 items) up for voting:

- Dan Boal made a motion to re-write for Air BNB to be restated for individual rooms versus whole home. There was much discussion about this topic. The board advertised the amendment discussion through lighthouse, mailing of flyer to all homeowners and email inviting input for the 26 June meeting. We had about 25 people attend, and the amendment re-write came from that meeting. The board had already worked with lawyer and published the ballot out to homeowners. Dan's request was too late in the process to re-do all the prior work.
- Penny Hilton asked a question about the 2nd item for voting on ADUs. An accessory building/unit (ADU) – definition. Guest house option – may not have a kitchen. Penny was asked to provide her comment in an email and Terri will discuss with the lawyer.
- Third item is the marijuana, an individual can grow up to 6 plants/person currently with city law. As stated, our item is much stricter. HOAs can make items more stringent but cannot override city law and make it less stringent.

President motioned to adjourn meeting and V/P 2nd the motion. Meeting was adjourned at 8:42 PM