

## **Annual Meeting of the Windjammer Homeowners Association**

November 5, 2020

The 2020 Annual Meeting of the Windjammer Homeowners Association was called to order at 6:36 p.m. by Dan Bailey on Thursday, November 5, 2020 via zoom conference. Final total showed 45 homes represented (18 by proxy). There were not enough homes represented for a quorum.

Dan Bailey, President, presented the agenda for the 2020 Annual Meeting and introduced current Board members and volunteers.

Dan made an appeal to the residents for more board members and board volunteers in order to prevent the board from requiring a CAM to manage the neighborhood.

Dan discussed that 11 new homeowners were greeted prior to the COVID-19 shut down.

Paul Thomas was introduced and discussed the landscaping contract. He discussed the new landscaping company and sprinkler fixes. The city sprinkler head advantages were discussed as well as the wall repairs.

Brian Milburn was introduced for the Approving Authority. He presented information on projects that require the AA approval. First time approvals this year were stand alone garage, free public library, and solar panel installation.

Terri discussed the covenants and thanked JR Misleh for his work. Mark Bailey will now take over as covenant coordinator. Terri reviewed the covenant cases for the year.

The budget was reviewed for 2021. The dues will be raised \$10 per quarter to \$100 per quarter/\$400 per year.

There was not a quorum, but the new board members were discussed. They will be assumed into the current open positions.

If new board volunteers do not come forward the neighborhood will move to a CAMs during 2022. This coming year (2021) is the last set of volunteers from annual meeting 2018. We have a few individuals who are new and will stay, however we will require at least 4 new volunteers by the end of 2021. It would be helpful to do some transition time with current board members, so we are requesting volunteers early so they can ease into jobs vice hitting all position cold as was the case for the current board.

Homeowners provided comments that they like the way the covenants are being enforced now. We are working with people and not harassing.

Paul Thomas speed limit sign coming off of Union into the neighborhood. Will request that the pine tree can be trimmed so the speed limit sign is available. (Action completed)

The board now meets seven times a year. Months of March, May-Aug, Oct and November. During other months, the Executive Committee handles any issues that arise.

Annual Meeting was adjourned 7:15 PM.