

Windjammer Homeowners Association

Board of Directors Meeting Minutes

August 20, 2020

Board Members Present: Sarah Boatright Terri Dorpinghaus Paul Thomas
Brian Millburn Dan Bailey

Others Present: Suzanne Romero Gene Killan

Absent: JR Misleh Jonas Hedlind

Terri called the meeting to order and started at 6:30PM. A quorum was present for the board meeting.

COVENANT ADMINISTRATOR: Gene was present. The tour report was reviewed and very few major items to discuss. There are 21 items on hold. JR is following up with individual homeowners regarding dead trees and limbs. Total 37 items open; 11 lawn issues, 2 garbage toters, 3 vehicles (trailers), 21 trees pruning and removal. 27 items recommended for closure. Terri made a motion accept Gene's recommendations and closures; Paul seconded. Motion approved by voice vote

COVENANT COORDINATOR: JR was absent.

APPROVING AUTHORITY: Brian presented the AA report. There have been 9 official requests this month. 14 requests previous month. Normal activities

DELINQUENCIES AND LIENS: There are currently 27 accounts in arrears for a total of \$3136.13. There is one financial lien and one pending foreclosure.

OLD BUSINESS: None

UPCOMING BOARD MEETING SCHEDULE: 3rd Thursday of the month at 6:30PM

10/15 at 6:30pm

Annual meeting will be 11/5 virtually

SECRETARY/TREASURER: Financials were reviewed.

EXECUTIVE COMMITTEE REPORT: No new items

LANDSCAPE: Sprinkler Main Sail valves are currently in concrete. Landscaping contractor working to get this repaired made and needed to move valve into grass area for access. Need to move new clock and wires to new master valve. \$2800 estimated cost. Wires and valve are a different cost; Pedestals installed at 3 locations to protect all new equipment installed this year. Costly (approx. 2K each) but must do. Will complete last pedestal next year.

Masonry wall – 12-14 capstones that are loose. Spitzer will get to repair around end of September beginning of October.

Fence between Villas and Windjammer – a couple bids, met with contractors. approximate cost of \$25,200

WASTE REMOVAL: Jonas out – no new information

WEBMASTER: Jonas out – no new information

COMMUNITY CONCERNS: No current concerns. Garage sale canceled for 2020.

GREETER: 3 new residents – more are coming in. Houses are still selling.

SECURITY: No updates from Laura.

NEW BUSINESS:

Complaint about cars parked in front of homes – can we limit the number of vehicles? Currently there is no covenants that says we can limit number of cars.

Dogs in the front yard without leash. Big dogs are chasing little dogs – other people pets. Warning or asking people to leash the dogs and maintain the pets. Lighthouse article

One homeowner is severely delinquent in dues – board recommended small claims court – Paul, Sarah, Dan, Brian, and Terri all voice voted yes. We will initiate action with first a letter from President.

ACTION ITEMS: All new action items will be e-mailed to the board.

Motion: The meeting was adjourned at 7:21 PM Terri motioned; Dan seconded. Meeting adjourned.