

Windjammer Homeowners Association

Board of Directors Meeting Minutes

July 16, 2020

Board Members Present: Jonas Hedlind Terri Dorpinghaus JR Misleh  
Dan Bailey Paul Thomas

Others Present: Suzanne Romero Gene Killan

Absent: Brian Millburn Sarah Boatright

Dan called the meeting to order and started at 6:36PM. 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 39 open items and 22 items recommended for closure. Terri made a motion accept Gene's recommendations and closures, JR seconded. Motion approved by voice vote

8130 Mainsail – tree issue – homeowner – JR will handle Dead Aspen branches in front yard

COVENANT COORDINATOR: JR has been getting information from various sources to wait for a period of one growing season to see if the tree is dead. He would like to postpone the violations for dead and dying trees. JR would like to re-write the covenant violation letters.

APPROVING AUTHORITY: Brian not present.

However he passed following for month of July 2020: Brian Millburn reported for July 2020 the approving authorities worked with homeowners on requests for approval for one dumpster, one trailer parking, two sheds, for changes to two home colors, two landscaping, one deck, one windows, and two roofs. Also approved was a combination of stucco application, a new garage door, and a tree removal at one home. The approving authorities also responded to two home paintings (existing colors) not requiring approvals, and they approved a front yard flag pole and a separate request for a window air conditioner in a front room (visible from street).

DELINQUENCIES AND LIENS: There are currently 4 accounts in arrears for a total of \$857.47. There is one financial lien and one pending foreclosure.

MINUTES REVIEW: JR made a motion to approve the minutes; Jonas seconded. Minutes approved as written from previous BOD meeting.

OLD BUSINESS: None

UPCOMING BOARD MEETING SCHEDULE: 3<sup>rd</sup> Thursday of the month (20 Aug) at 6:30PM via ZOOM

SECRETARY/TREASURER: Financials were reviewed. Sprinkler repairs are now close to \$10,000. This exceeds the budgeted amount. Making board aware as we will more than double budget estimate due to extensive repairs to a system that was previously patched and not repaired.

EXECUTIVE COMMITTEE REPORT: No new items

LANDSCAPE: Rain sensor and clock – cabinet to enclose and protect from theft and damage. Backflow valve on Research needs to be repaired/replaced. All clocks now have rain sensors and we will not be watering in the rain. There are additional sprinkler valve issues that are being identified. Zones are not labeled. Paul will document with zone map and will have for historical data. Research trees and mowing belong to City.

Trees will be trimmed back from the wall. Capstones are loose on the wall. Spitzer will come in and identify repairs and submit estimate.

WASTE REMOVAL: Roll off will be postponed without 10 volunteers. Currently 3 volunteers.

WEBMASTER: No new information. E-mail issues between Quicken and Yahoo email.

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

GREETER: No new homeowners greeted. Will not be greeting new homeowners in person due to COVID-19

SECURITY: No updates from Laura.

NEW BUSINESS: Fence discussion regarding fence between Villas and Homeowners. The board will get an estimate for repair and draft a letter to the affected homeowners. Possible re-draft easement agreement with Villas about shared responsibility. There will be more research by the board in this area.

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

Motion: The meeting was adjourned at 7:37PM