

Windjammer Homeowners Association

Board of Directors Meeting Minutes

March 18, 2021

Board Members Present: Jonas Hedlind Mark Bailey Paul Thomas Terri Dorpinghaus
Sarah Boatright JR Misleh

Others Present: Suzanne Romero Gene Killan Ashlin Wilson

Absent: Brian Millburn Dan Bailey

Terri presented the Agenda. A quorum was present for the board meeting.

COVENANT ADMINISTRATOR: Gene was in attendance and presented his tour report. 4 open items. 2 regarding garbage toters, Christmas lights on mainsail, roofing sign on Windjammer. There are 17 deferred items until spring. 11 items recommended for closure. Terri motioned to accept Gene's recommendations and action item closures; JR seconded. Motion passed unanimously by voice vote.

COVENANT COORDINATOR: No new information.

APPROVING AUTHORITY: Brian was not in attendance. Report was e-mailed to board members.

DELINQUENCIES AND LIENS: There are currently 46 homes in arrears (cost \$5771.88).

MINUTES REVIEW: Minutes approved as written from previous BOD meeting.

OLD BUSINESS: None

UPCOMING BOARD MEETING SCHEDULE:

- 3rd Thursday of the month at 6:30PM
- Next meeting is May 20 at 6:30pm

SECRETARY/TREASURER: HOA status package when a home sell. Currently, the neighborhood is charging \$20, surrounding areas are charging over \$100. Terri made a motion to increase the status package to \$100, JR seconded. Motion passed via voice vote.

EXECUTIVE COMMITTEE REPORT: Executive committee approved purchase of new laptop computer for Admin support contractor with additional required software.

LANDSCAPE: Paul discussed the landscape maintenance during the winter. He has worked with the contractors to remove snow during the main storms this year. In the future, will not include the snow removal in the bench area (only shovel a walk area). They will maintain all common areas, as well as the ramps, and sidewalks for snow removal. The landscape contract will renew April 1. Utilities will be turned on end of April or beginning of May. There is a rebate for replacing sprinkler heads with the utility company, this will be implemented this year.

WASTE REMOVAL: Roll off for Spring clean-up on May 22-23. Board will need community volunteers. Jonas will follow up with the trash company regarding possible increase in contract fees, as it has recently been bought out.

WEBMASTER: No updates

COMMUNITY CONCERNS: Sarah presented community concerns and plans on having the annual garage sale with a proposed date of Saturday, May 15, 2021. Board agreed.

Woodmen Edition delivery concerns and questions. Paul will follow up and contact them. Ashlin noted that currently only individual homeowners can stop delivery. JR will write up a *Lighthouse* article regarding Woodmen Edition delivery.

GREETER: No new homeowners have been greeted due to COVID-19. Sarah has prepared a handout with information to give to new homeowners.

SECURITY: Laura is working with Security company to ensure we expend funds as needed to help keep the neighborhood safe.

Financials: Monthly financial report provided to board via email.

NEW BUSINESS: Terri opened the discussion on limiting rentals in the neighborhood. We have had an increase in number of companies purchasing home to then lease or rent out. Since large majority of our HOA issues are with rental, board is looking at options. There are currently approximately 20 homes rented in the neighborhood out of 272 homes. Board discussion commenced on this topic. The board voted 5 for limiting and 3 against. This would entail a change to the covenants and a required community vote. However, final outcome was postponed until board sees how the year progresses with "enforcement policy" for homeowners to maintain their yards and homes. Additionally, when homeowners are sent a letter concerning an issue, board will also send copy to current renter as we think many do not know the covenants rules.

Policy on "non-resident owners" was reviewed/discussed prior to President signature.

Mark voiced a concerns about the curbs and handicap ramps. Recommend the individual homeowner contact city to attempt to get it fixed as the city does not have us on the current 5-year plan.

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

Input by March 26 for *Lighthouse*

Motion: Terri made a motion to close; seconded by JR. Motion passed unanimously by voice vote.

The meeting was adjourned at 7:18PM