

Annual Meeting of the Windjammer Homeowners Association November 6, 2021

The 2021 Annual Meeting of the Windjammer Homeowners Association was called to order at 2:15 p.m. by Terri Dorpinghaus on Saturday November 6, 2021 at Library 21C. Final total showed 97 homes represented by person and proxy. WJHOA had a quorum.

President Dan Bailey was unavailable due to family illness.

Financials were reviewed by Terri Dorpinghaus. Specific noted issues were discussed along with the repair of the wall at Brigantine and Union. Cost was \$995 to repair and board is processing a claim with Progressive for reimbursement. Discussion included reimbursement by COS Utilities for replacement of sprinklers and total cost of sprinkler repairs the past two years. No questions were addressed regarding finances.

Paul Thomas, WJHOA lead for landscaping discussed on-going repairs to HOA common areas, trees and sprinklers. He noted we have repaired all of the sprinkler system from rainbird monitors to sprinkler heads. This has actively reduced our water usage since we no longer have sprinklers spouting water into the street. Paul discussed, the board is looking into xeriscaping the outside perimeter to decrease water usage. He requested members to contact him if they see landscaping issues (trash, bush encroachment, and tree limbs over sidewalks). Additionally, Paul requested HOA members whose homes back up to our community wall to keep branches and sprinklers off wall to help keep it in repair.

Covenants lead, Mark Bailey discussed violations by homeowners this year. Common violation 209 total cases, 37 required multiple notices, 10 board action, 1 for approving authority. These included: dead trees/bushes, Trash totes (Please note these should not be visible from the street); Home Repair - 5 homes needed some TLC; Broken down vehicles-try to keep in garage if possible; Snow removal-City and association **requires snow and ice** removal within 24 hours of snow stopping. Would the association like to pay landscapers to push snow on the sidewalks? (Most homeowners didn't want to pay for this action). One question was would it be beneficial for homeowners to call city to replace roads sooner. Not sure it will help but that is homeowners right if they wish to file comments to city for repairs of roads.

Mark Hrdlichka, Approving Authority team member, filled in for Brian Millburn at meeting. He reiterated the need to understand the AA has 30 days to get back for an approval. Please check SPAM/JUNK emails to ensure you get our responses as many members get concerned, we are not responding when we really are but it's not being placed in their correct email folders. PLEASE, PLEASE include your address when filing request as we do not know all members by name. Check October lighthouse note from AA for what you need for approval from the AA. Additionally, our forms are on the website for you use.

Members were asked to vote for Paul Thomas (2 years), Mark Bailey (1 year) and Ashlin Wilson (3 years) as board members. All were approved.

The board needs an additional member. Mark Hrdichka volunteered. Paul Thomas made a motion and Sarah Boatright seconded Mark Hrdichka for the open board position.

Handouts were provided regarding the new website: wjhoa.org

Some discussion/concerns over dog barking is a problem. Terri noted to talk to your neighbors and if that doesn't work, then you can call the city about it. That information is in the FAQ sheets on whom/number to call.

The two items for discussion with potential covenant changes were:

- Chickens: about 50% approval in the room to allow chickens (6 hens only). You must get 168 signatures voting yes from the association members including their address to change any covenant -- those really interested should work with Cindy Thomas (volunteered to help)
- Limiting the number of rentals within HOA: we currently have about 16 rentals, do we want to limit rentals? More than 50% of attendees said yes. A lot of discussion ensued. The board could write a policy to support this issue in future. The object is to stop big corporations from snapping up homes and turning our area into a rental zone.

Association member Charlie Conser discussed the passing of 6B issue creating the BGID. He is wanting to fight it. He believes the law was passed illegally since it used registered voters instead of voting per lot. He would like to gain some control over the BGID and how it runs. Charlie made a motion to have the board get an attorney to see if it was voted on correctly. Motion did not pass. Charlie was encouraged to seek out other avenues to fight the passage of 6B.

Amanda Biel requested permission to address the community. She was concerned about large corporation taking over the neighborhood by buying up a lot of houses and taking over the HOA then changing covenants.

Board VP, JR Misleh, pointed out that Terri has held the board together for the last three years and he wanted to thanked her.

Terri motioned to close meeting, JR seconded the motion. Meeting adjourned at 3:19 pm