

Windjammer Homeowners Association

Board of Directors Meeting Minutes

August 19, 2021

Board Members Present: Terri Dorpinghaus Paul Thomas Dan Bailey  
Jonas Hedlind Brian Millburn Mark Bailey

Others Present: Suzanne Romero Gene Killan Ashlin Wilson

Absent: Sarah Boatright JR Misleh

Terri presented the agenda. A quorum was present for the board meeting 6:31PM meeting called to order.

PRESIDENT CONCERNS: no new information

COVENANT ADMINISTRATOR: Gene presented his tour report. There are 92 open items and 47 recommended for closure. The items are broken down as follows: 36 landscaping, 7 toters, and 2 vehicle issues. Terri recommended to accept Gene's recommendations and closures; Dan seconded. Motion passed voice vote.

COVENANT COORDINATOR: Mark was present. Fining letters went out via certified mail. All recipients called and updated board. No fining hearing will be held at this time.

APPROVING AUTHORITY: Brian was present. Landscaping requests have been the primary actions. There have been a few stucco projects, and long-term trash dumpsters have been approved. There have been trees taken down and they are notifying the AA in advance and all have been approved.

DELINQUENCIES AND LIENS: There are 36 accounts in arrears \$3955.86. There are currently no financial liens in place.

MINUTES REVIEW: Minutes approved as written from previous BOD meeting. Jonas will post July meeting minutes.

OLD BUSINESS: None

UPCOMING BOARD MEETING SCHEDULE:

- 3<sup>rd</sup> Thursday of the month at 6:30PM
- Next meeting is 10/21 at 6:30 PM

SECRETARY/TREASURER: Terri presented the financial report.

- Board reviewed fence discussion from May and determined to write a policy that addressed this issue.
- Discussion on limiting rentals – board voted in May 5 to 3 to limit rentals. This will be up for voting at the annual meeting for the community to determine.

- The Chicken/Duck issue will also be voted on at the annual meeting- City allows chickens; do homeowners in Windjammer want to allow it. Topic of discussion at annual meeting.

EXECUTIVE COMMITTEE REPORT: No new information.

LANDSCAPE: Paul stated landscaping is going well. Updated the circle with mulch and new plantings. A lot of shrubs on Union have been replaced due to drought and dying. Drip lines have been checked. Trees will be pruned and removed if dead. We are shutting off the water between Commodore and Research on Union. We will start eliminating dead trees on Union and if, junipers survive we will retain them or remove as needed.. Front Range Arborist will remove dead trees and trim for \$2800.00. We are looking into eliminating the grassy areas and put in drip line for the trees on Lexington in order to save funds on watering grassy areas. Overall goal is to xeriscape the full perimeter of the neighborhood and decrease water usage as the cost keeps increasing.

WASTE REMOVAL: No new information. The new trash service was acquired via buy out. There have been lots of community complaints (external to WJHOA) about the new trash service. Jonas noted annual rate increases of 4% every year of the remaining contract. The association may explore new vendor opportunities at the end of the contract.

WEBMASTER: Terri has worked with the new website development. All new email addresses for Board members. Will have a zoom meeting to discuss how to set up and access.

COMMUNITY CONCERNS: No concerns.

Saturday, November 6 at Library 21C 1:30pm for annual meeting.

GREETER: Sarah was absent.

SECURITY: No new information to report

NEW BUSINESS: October newsletter will be sent out with the annual meeting updates. The items for the upcoming *Lighthouse* will include information on the trash service, the new website and email addresses. The board will also address the need for additional volunteers and board members.

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

Motion: Motion to adjourn; Made by Terri; seconded by Jonas. Motion passed.

Meeting was adjourned at 7:19PM.