

Windjammer Homeowners Association

Board of Directors Meeting Minutes

October 21, 2021

Board Members Present: Terri Dorpinghaus Paul Thomas Dan Bailey
Mark Bailey Ashlin Wilson JR Misleh
Brian Millburn

Others Present: Suzanne Romero Cindy Thomas

Absent: Jonas Hedlind Gene Killan

A quorum was present for the board meeting; 6:29 PM meeting called to order.

PRESIDENT CONCERNS: No new information.

COVENANT ADMINISTRATOR: Gene was absent. The tour report was emailed.

COVENANT COORDINATOR: Mark reported that the violations are slowing down. Agree to the deferral of most yard items until next spring. One home that is a rental that has not been kept in shape was issued a fining letter. Homeowner stated he would follow up and fix issues. This has not happened, so due to lateness of year, Board determined to issue a letter to homeowner stating he will be fined \$25/week from date of letter till 30 June 2022. If on 30 June the problem is fixed the fine will be eliminated, however if problem is not repaired, a lien in total amount will be placed against the home. The board has had numerous yard issues that do not get repaired and due to lateness of year keep getting rolled over to next year. This is now the board's process for those situations.

APPROVING AUTHORITY: Brian discussed backyard garages and Additional Dwelling Units. At this time the board has tabled the issue as the homeowner wanting to build garage has decided not to.

DELINQUENCIES AND LIENS: There are two accounts in arrears \$262.00. There are currently no financial liens in place.

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

OLD BUSINESS: None

UPCOMING BOARD MEETING SCHEDULE:

- Next meeting is Annual Meeting on November 6, 2021, at 1:30 pm at Library 21C
- Next board meeting is 5 days after annual meeting for new board to meet.
- Next scheduled board meeting will be 3rd Thursday of March 2022

SECRETARY/TREASURER: Terri presented the financial report. Discussed ongoing expenses, electronic payment options and costs.

EXECUTIVE COMMITTEE REPORT: No new information.

LANDSCAPE: Paul gave the landscape updates. Sprinklers have all been upgraded, will be shut down, and blown out for the season. Next big project will be to eliminate more grass to decrease watering costs. This will be a four-year plan.

WASTE REMOVAL: No new information.

WEBMASTER: New email addresses were delivered to board members. New web site is <https://wjhoa.org> and will be announced at annual meeting.

COMMUNITY CONCERNS: Cindy discussed a proposed revision to covenant to allow for backyard chickens. Topic will be discussed at annual meeting, however to comply with covenants, it must be approved by 2/3 homeowners and has not happened in past annual meetings.

GREETER: Sarah stated no new owners this period.

NEW BUSINESS: Terri wanted to know what topics individuals will discuss at annual meeting in order to make up agenda.

ACTION ITEMS: No new action items noted except letters to be written regarding homeowners lawns noted in CC paragraph.

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

Meeting was adjourned at 7:38.