

Windjammer Homeowners Association

Board of Directors Meeting Minutes

June 16, 2022

Board Members Present: Mark Bailey Ashlin Wilson Sarah Boatright
JR Misleh Brian Milburn Paul Thomas
Jonas Hedlind

Others Present: Suzanne Romero Gina Simler

Absent: Mark Hrdlichka

JR presented the agenda at 6:33 PM. A quorum was present for the board meeting.

PUBLIC COMMENT: No residents were present for public comment. Although there were many community concerns brought to the board attention. The main concern of the residents is consistent yard maintenance throughout the neighborhood.

COVENANT ADMINISTRATOR: Gene emailed his tour report to the board. There are 26 items open and 10 recommended for closure. The 16 open items are 1 greenhouse construction, 1 garbage toter, 10 lawns, 2 fences, 1 trailer and 1 camper. Mark made motion to accept Gene's recommendations and closures; seconded by Ashlin. Motion passed by voice vote.

COVENANT COORDINATOR: Mark presented Gene's report and discussed the two violation letters that have been formally sent.

APPROVING AUTHORITY: Brian presented the report. There have been typical requests for paint, dumpsters, and RVs. No unusual activity or requests.

DELINQUENCIES AND LIENS: There are currently 10 homes in arrears for a total of \$970.28. There are no financial liens.

MINUTES REVIEW: Ashlin made a motion to approve the minutes as submitted from June; seconded by Sarah. Motion approved by voice vote.

OLD BUSINESS: No new old business to address.

UPCOMING BOARD MEETING SCHEDULE:

- 3rd Thursday of the month at 6:30PM
- Next meeting is 7/21 at 6:30pm Location _____

SECRETARY/TREASURER: The financial ledger was sent out via email to all board members. Chicken did not pass but still trying to get few remaining votes.

CCIOA rules have been updated and do impact our board. Violation letters must be certified letter, first class mail, email and text message. Posting on the property as well. English or translated to appropriate language

30-days to cure violation before fining begins. Once resolved letter of resolution must be sent.

If not cured 2nd 30-day period, then lawyers may become involved.

Each month must send out monthly letter of delinquents to all homeowners who owe a balance.

The budget is very tight and an increase in contracts is expected. Budget may be in the negative by the end of the year.

EXECUTIVE COMMITTEE REPORT: No new information.

LANDSCAPE: Paul stated that the leaks are being corrected and troubleshooting the sprinkler system. Trees were trimmed and neighborhood cleaned up. Commodore to Research landscape cleanup is the next project but cost is an issue. The board discussed a multi-year landscape plan to include in the budget and future dues.

WASTE REMOVAL: Jonas recapped the container days and spring clean-up. Jonas spent a lot of the weekend recycling and dropping off at different locations.

WEBMASTER: No new information.

COMMUNITY CONCERNS: Sarah discussed the garage sale. The attendance was minimal, possibly due to COVID and the rescheduling.

GREETER: Sarah stated no new homeowners were greeted.

NEW BUSINESS: Rampart parking lot is being redone. Notice was sent to the neighborhood.

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

Motion: Ashlin made a motion to adjourn. Seconded by Sarah. Motion passed by voice vote.

The meeting was adjourned at 7:31 PM