

Windjammer Homeowners Association

Board of Directors Meeting Minutes

May 26, 2022

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

Others Present: Suzanne Romero Gene Killan Gina Simler

Absent: JR Misleh Mark Hrdlichka

Ashlin presented the agenda at 6:36 PM. A quorum was present for the board meeting.

COVENANT ADMINISTRATOR: Gene emailed his tour report to the board. There are 50 items recommended for closure and 5 items will remain open. The five open items are 4 garbage toters and 1 greenhouse. Brian made motion to accept Gene's recommendations and closures; seconded by Sarah. Motion passed by voice vote.

COVENANT COORDINATOR: Mark presented concerns and state of ongoing repairs throughout the neighborhood.

APPROVING AUTHORITY: Brian presented the approving authority report. There have been many requests and approvals.

DELINQUENCIES AND LIENS: There are currently 23 homes in arrears for a total of \$3713.12. There are currently 2 homeowners that are 2 quarters in arrears and will receive a notification of intent to file lien.

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

OLD BUSINESS: The Board discussed the apartment complex that is being proposed by Covenant Presbyterian Church. There have been many community meetings held which the Board sent out email blasts to notify the community. Further community inquiries should be sent to the City.

UPCOMING BOARD MEETING SCHEDULE:

- 3rd Thursday of the month at 6:30PM
- Next meeting is 6/16 at 6:30pm Location Mark B.'s home

SECRETARY/TREASURER: The financial ledger was sent out via email to all board members. The petition to allow chickens has circulated throughout the neighborhood and does not have sufficient votes to pass. A last email will be sent out encouraging people to vote. Voting will close on June 4th.

EXECUTIVE COMMITTEE REPORT: No new information.

LANDSCAPE: Paul describe landscape projects for common areas. The main improvements will be to remove bluegrass and replace with rock and drip lines for existing shrubs and trees. The utilities are turned on and bills will be forthcoming. There was a leak in the sprinkler system at start-up and the bill will reflect it this month.

WASTE REMOVAL: Jonas is rescheduling container days for June 10. Needs volunteers to sort and monitor. Jonas suggested offering someone the opportunity to recycle the metal collected at the event.

WEBMASTER: No new information. The old website will be available until August.

COMMUNITY CONCERNS: Sarah has June 4th as rescheduled date for garage sale.

GREETER: Sarah has not greeted any new homeowners, but houses are starting to sell.

NEW BUSINESS: The Villas HOA has been trying to contact our HOA to discuss replacement of a fence. The fence is property of the homeowner. The homeowner is not required to replace the fence within our HOA covenants.

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

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

The meeting was adjourned at 7:27 PM