

Windjammer Homeowners Association

Board of Directors Meeting Minutes

August 18, 2022

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

Others Present: Suzanne Romero Gene Killan

Absent: JR Misleh Brian Millburn

Mark presented the agenda at 6:37 PM. A quorum was present for the board meeting.

PUBLIC COMMENT: No residents were present for public comment.

COVENANT ADMINISTRATOR: Gene emailed his tour report to the board. There are forty-four items open and twenty-four recommended for closure. The twenty open items are one greenhouse construction, nine dry, brown lawns, one pile of wheels, one unapproved tow camper, five weeds in front yards, three dead trees. There are two properties where additional board action may be required. Ashlin made motion to accept Gene's recommendations and closures; seconded by Jonas. Motion passed by voice vote.

COVENANT COORDINATOR: Mark B. presented his report.

APPROVING AUTHORITY: Brian was not present. No additional information to report.

DELINQUENCIES AND LIENS: There are currently twenty homes in arrears for a total of \$3017.49. There is one property two quarters in arrears who will receive an intent to file lien. There are no financial liens in place. Ashlin made a motion to send an intent to file lien seconded by Paul. Motion passed with voice vote.

MINUTES REVIEW: Ashlin made a motion to approve the minutes as amended from July; seconded by Paul. Motion approved by voice vote.

OLD BUSINESS: eight votes are required for chickens to pass. This will allow for six fowl excluding roosters.

UPCOMING BOARD MEETING SCHEDULE:

- 3<sup>rd</sup> Thursday of the month at 6:30PM
- Next meeting is 10/20 at 6:30pm Location TBD
- Annual Board Meeting is proposed for Saturday, November 5<sup>th</sup> 3:45-5:00PM Library 21C

SECRETARY/TREASURER: The financial ledger was sent out via email to all board members. Ashlin has been collaborating with the lawyer.

EXECUTIVE COMMITTEE REPORT: No additional information.

LANDSCAPE: Paul updated the board on the landscape. A landscape bid was received to improve landscape on Union. There will be improvements made on Union between Commodore and Research. A

motion was made by Mark to approve the bid and commence work seconded by Sarah. Motion passed by voice vote. Backflow valves have been certified.

WASTE REMOVAL: Jonas had no additional information to report.

WEBMASTER:

COMMUNITY CONCERNS: No new information.

GREETER: Sarah has not greeted any new owners yet.

NEW BUSINESS: There will be one new vacancy on the board in November and one vacancy currently for the AA committee.

ACTION ITEMS: All new action items will be emailed to the board.

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

The meeting was adjourned at 7:16 PM.