

Annual Meeting Minutes
Windjammer HOA
9 November 2023

Meeting was called to order at 6:30 PM by President Mark Hrdlichka.

A quorum of 68 homeowners or proxies were present. All meeting decisions can now be enforced.

President- Mark H. noted that stolen cars are being dumped in our neighborhood. Please be aware and if you see a car parked on a side street with window busted out, report it to the police.

Treasurer- Ashlin Wilson presented last year's annual meeting minutes for approval. Minutes were approved by majority vote. She asked everyone to hold all questions to the end of the meeting to keep within time constraints. She noted this is her last year on the board and asked for a volunteer to run side by side operations with her, to help learn processes. Ashlin introduced Shauna Messamer as our new Admin Assistant to the Treasurer. Dues are not increasing this year. Online payment is now available for the entire neighborhood. No extra processing fees are being added at this time.

Vice President- JR Misleh declared that this meeting was his last. A new board member is needed to take his place. He stated the Lighthouse will only be published twice a year vice four times (April and October).

Landscaping -Marsha Madsen discussed all of the issues and changes with landscaping for the year as follows:

Sprinklers placed next to the sidewalks on Union and Lexington were capped off this year due to repetitive maintenance. Marsha is currently deciphering the different zones within the sprinkling system. Lack of good record keeping has created a mess concerning the sprinkling system zones.

A mainline break on Lexington was prepared.

Working on getting an official landscaping plan for Union side to maintain aesthetics and reduce water consumption.

Working with city to repair sidewalks, including the hazard on Windjammer Dr.

Considering splitting the contract for Landscaping into Landscaping and Irrigation due to problems with getting Brightview to maintain both due to Brightview's personal turnover.

Perimeter wall repairs are on hold due to normal contractor not returning phone calls.

Dead trees around the perimeter are currently on hold to be removed. Marsha is working with the city to determine who needs to remove the trees as our HOA is now a part of the new Briargate GID. Once this is known, the process for removing dead trees will begin.

Covenant Coordinator- Mark Bailey was not present but asked for a short statement to be read on his behalf. "Thank you to people who have upgraded and taken care of their property. Please remember to shovel sidewalks within 24 hours of a storm as that is a city requirement"

Approving Authority -Brian Milburn asks emails for approval to be sent to aa@wjhoa.org. Anything that can be seen from the street or is a permanent structure must be submitted for approval. Roofs also need to be approved by submitting the correct paperwork found on our website wjhoa.org. Brian explained some typical seen items that need approval: fencing location, imitation grass, xeriscaping, house color if changing, door and window changes, dumpster/port-a-potty on site, RVs, Solar cells, pavers, and sheds. These things are not a comprehensive list. When in doubt please sent an email.

Waste Coordinator -Jonas Hedlind had to get new bids for waste collection this past spring as the current contract was expiring. Three different companies gave us bids, with two other companies declining to bid. One company was cheapest but would only pick up recycling every other week. Another company's bid was a large increase over what we currently pay. The Board decided to stay with our current contractor but cost increased \$3 per household monthly. Typically a roll-off is brought in by the HOA in late May. Last year there were no volunteers to help so the roll-off did not happen. If the HOA is to bring a roll-off to the neighborhood this year, we must have volunteers to help. Please contact Jonas at waste@wjhoa.org if you are willing to help.

Community Greeter -Sarah Boatright is leaving the board after serving for 5 years. Sarah explained her job was to greet new homeowners by giving them an FAQ sheet and a small gift. She would answer any questions they may have. In addition, the garage sale is moving to June, the week before Father's Day since the past few years we have had snow or bad weather.

Two volunteers to replace departing board members: Josh Easterling is taking over the VP position and Cindy Thomas volunteered to be the Greeter. There was a quorum, so it was approved.

Board meeting adjourned at 7:35PM. Ashlin stated if anyone had questions to please stay and we will answer them, but anyone else can leave if they desired.

QUESTIONS:

Brian (AA) was asked how long it takes to answer AA improvement questions. Technically they get 30 days but usually we can get a response in 4/5 days if all of the necessary information is included in the requesting email.

Brian (AA) was asked about different roofs and he explained again how the covenants set up roofing requirements and color and style count.

Lots of questions/concerns about yards – that is a covenants coordinator question; but President stated during Covid we allowed some leeway, but we are getting back to enforcement policies.

Some questions about liens to home and it was explained that yes the board can create a lien if there are issues. Adding a lien to a property would be a last resort action taken by the Board. There are no liens currently within the Association.

Questions on limiting the number of rentals. Ashlin stated there are currently 30 homes that are being rented within the neighborhood. Limiting the number of rentals within the community requires a covenant change with 182 homes voting yes.

Question was asked when the last paving of streets was completed. The answer was 30 years ago, and current city paving does not include our area within the next 5 years of neighborhoods getting paved. The HOA does not have the funds to personally pave all of the streets. The current and previous Landscaping Coordinators have been working with the city to get our neighborhood on the paving list.

Question was asked about Security and if we still contracted with a company for a patrol of the neighborhood. Fortunately, our old Security board representative (Laura B) was in meeting and explained we lost our contractor due to lack of personnel. The contractor could not get local police to work overtime, hence Security was dropped. The Board members back in mid 2020 decided to stop the security patrols.