

Meeting Minutes

Windjammer HOA

Date: April 18, 2024

Time: 6:30 p.m.

Meeting called to order by: Treasurer Ashlin Wilson

In attendance

Vice President: Josh Easterling, **Treasurer:** Ashlin Wilson, **Landscaping:** Marsha Madsen, **Covenant Coordinator:** Mark Bailey, **Approving Authority:** Brian Milburn, **Community Greeter:** Cindy Thomas, **Admin. Support:** Shauna Messamer

Approval of minutes

The minutes from the March meeting were approved.

Reports

- **Vice President:** Josh Easterling
 - Stop sign knocked over has still not been properly repaired. Board may need to contact the city about getting it repaired.
- **Treasurer:** Ashlin Wilson
 - Two people still have not paid for Quarter 1.
 - Everyone on the board is the “owners of the HOA”. Going to check with the Attorney and ask what to do with new policy stating that owners must be named to prevent shell companies.
- **Landscaping:** Marsha Madsen
 - Sprinkler repairs: David Newton has come to assess the sprinkler system. He was able to find the break in the system and the power has been restored. The wires were underground, not in a tube, about 18 in and they are now repaired. David is also looking into a small problem with the valve. We should now have power so that we can get water to the circle. No bills have been received yet for his work he charges \$82 an hour. Ashlin confirms that we have money in the budget, and it is worth it to pay him to get this problem sorted out.
 - Sent follow up email to Tri-Star about the repairs to the wall.

- Will call CSU on Monday to get the water turned on.
 - Walked the property with Bright View. The new manager seems nice. Told them that they need to be sure to do a spring clean-up. They are going to get the irrigation started next week. Going to test all the sprinklers to see what is happening.
 - Completed a walk through with Right Tree Landscape Care. They are a possible contractor to take over from Bright View. They will work up a bid.
 - If we decide to cancel contract with Bright View, we will have to give 90 days notice.
 - Next month the board can discuss and plan for what to do with the landscape.
 - Need to decide what to do with the circle, seed or sod. Quotes are being written up.
 - A tree has been cut down.
 - The Briargate GID says that they do not plan help with any improvements, they expect the Windjammer HOA to maintain everything.
 - Obtaining a point of contact to send complaints about damage from Utility construction. Plan to send out an email to the neighborhood to make what information we have available. There is a website that shows the easement and property lines.
- Covenant Coordinator: Mark Bailey
 - Rocks on Brigantine have been moved off the street and are now on the driveway. Will give the summer and see if the project can be completed.
 - 8210 Caravel: certified letters have been sent. What now? Violation letters. Dead lawn, dead trees, construction ect. Going to send another letter to set clear expectations and owner needs to contact the HOA within 2 weeks. Structure needs to be tore down or finished and the siding needs to match the house. Ashlin will provide the envelopes, stamps, and templates.
 - Dumpster sign-up needs to be re-sent.
 - Will be on vacation from April 21- May 8.
 - Jean---gave report on violations so far, will be more to come. Noted the there is a trailer on the driveway at 8345 Pilot Ct. Brian confirmed that permission was not obtained for trailer.
 - It was suggested that Jean look specifically for dead lawns.
- Approving Authority : Brian Milburn
 - Question from resident about if clover is allowed. What should his response be? Will say that as of now the HOA has no opinion about clover, there is no specific standard against it.
 - There is a revised plan for the apartments that are going in by Covenant Presbyterian Church. The developers are willing to come and make a presentation at the next HOA meeting. The new plan is 32 cottage homes which are 2 stories instead of a 4 story apartment complex. Board agrees that a presentation is not needed and the picture and new plan sound good. Board will let the neighborhood know if there is a public meeting about the construction.
 - Board needs to make a final decision on a stand-alone garage in a backyard. Seems like the covenants will allow it if the city approves it. Vote taken, all voted in favor as long as the city approves the plan. Wood siding and shingles will match the house. One neighbor is not happy about it because it blocks the view of Union.
- Community Greeter: Cindy Thomas
 - Met the two new neighbors. Gave them a little potted plant with a gnome that said hello.
 - Currently working on posting information about the Windjammer Neighborhood Garage Sale.

- Looked into the 1,000 neighborhood gatherings: still need to find specific criteria, but perhaps the neighborhood yard sale could count.
- Will make paper fliers to hang on doors to inform about the Yard Sale. Will add info on there about the website.

Next meeting

Next meeting will be held on May 16 at 6:30 p.m.

Motion to adjourn was made at 7:49 p.m. and was passed unanimously.