

Meeting Minutes

Windjammer HOA

Date: March 21, 2024

Time: 6:30 p.m.

Meeting called to order by: President Mark Hrdlichka

In attendance

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

Approval of minutes

The minutes were read from the January meeting and approved.

Reports

- ***President:*** Mark Hrdlichka
 - Expressed the need to work toward consistent enforcement of violations to ensure that all residents are being held to the same standards.
 - Would like the jobs of the board members to be clearly defined.
- ***Vice President:*** Josh Easterling
 - Offered to help support members who need help with tasks as he learns his new role as Vice President.
 - Proposed that the board think of ways to encourage more neighborhood involvement. Ideas included:
 - Sending a postcard to remind of the community yard sale. Or even a notice attached to the front door.
 - Fun events such as pizza for the neighborhood.
 - Ashlin confirms that funds could be allotted to something fun.
 - More community involvement could inform the neighborhood on what the HOA board does for the community and help improve attitude and interest in the HOA.

- Treasurer: Ashlin Wilson
 - Shauna Messamer is new to the role of administrative assistant and things are going well so far. Shauna is present and taking the meeting minutes.
 - There are no homes currently in the lien process.
 - 5 homes still owe for quarter one. They will continue to receive late fines and interest on top of their second quarter invoice.
 - Square is working out well, receiving about half of payments on square.
 - Insurance prices are high. Now working with a new broker. The previous broker did not have the proper coverage. New coverage has been added and the insurance plan properly updated. Paid almost \$12,000 this year whereas last year was \$4,000.
 - JR may be able to help with additional tasks.

- Landscaping: Marsha Madsen
 - Vote needed for sidewalk repair. The city says that we are on the next round for pavement which is 6 or 7 years out.
 - Vote taken for sidewalk repair. The motion passed with all in favor.
 - Brightview update:
 - We have one more year with Brightview, but HOA can break their contract at any time.
 - Has made attempts to get quotes from several alternative companies.
 - Skipstone Landscaping has not been returning calls.
 - Dan Long was contacted about design, but she has not heard back.
 - Same with the wall repair, no response after the initial request.
 - Main goal is to figure out the sprinklers, and to get the circle looking green again. Top priority is to make sure that water is not wasted. Waiting to hear back about bid for fixing the sprinklers. For now, will attempt to figure out the zones so that broken sprinklers or lines can remain off.

- Covenant Coordinator: Mark Bailey
 - Rock pile on Brigantine has been there for a long time. Going to point that out to Jean.
 - Jean needs clarification on the process after notices are sent out. Jean should do all the mail out (send the 2 courtesy notices) then Mark will need to follow up in person regarding the violation.
 - Jean is missing some violations.
 - Jean's contract is through June 2024. If he can improve then his contract can be extended. If not, the board might need to seek a new person for the position.

- Approving Authority : Gina for Brian Milburn
 - Residents are not getting approval for roll-offs or trash bins. A reminder is going to be added to the newsletter.

- Waste Coordinator: Jonas Hedlind
 - Website says that there will be a spring and fall community dumpster, so if dumpster will not be provided then the website needs to be updated.
 - If the dumpster is placed then the HOA needs volunteers to oversee. Maybe the dumpster could be placed on a Thursday and taken away on a Friday. A sign up needs to be made for volunteers to sign up (2 hour increments). Will make announcements in email and in Lighthouse newsletter.
 - An email was sent to announce that the trash was not going to be picked up because of the storm. Waste Connections will take up to 2 extra bags, possibly more.

- Waste Connections has an app that works great for getting notices about trash pickup schedules.
- Community Greeter: Cindy Thomas
 - Has a new letter to welcome the new neighbors. The letter was read for all to hear. Letter was approved for use.
 - Question about where trash cans should be placed...Mark Bailey believes that they should be placed on the street so that the sidewalks are clear but will double check.
 - Discussion over Lighthouse newsletter 4x vs 2x a year. Newsletter is currently scheduled for twice a year.
 - Discussed needing updated email addresses for HOA board members.
 - Want to bring back the “Welcome Wagon”, no expenses over \$15.
 - Asked how to know when new people move in. Shauna will send the new owner’s info when a title change occurs. The HOA should be informed of new renters via email, which can be passed to Cindy.
 - Received a question about chickens from a neighbor. Our covenants say no.

Next meeting

Next meeting will be held on April 18 at 6:30 p.m.

Motion to adjourn was made at 7:39 p.m. and was passed unanimously.