

# Meeting Minutes

Windjammer HOA

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Date: July 18, 2024

Time: 6:30 p.m.

Meeting called to order by: Mark Hrdlichka

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## In attendance

**President:** Mark Hrdlichka, **Treasurer:** Ashlin Wilson, **Landscaping:** Marsha Madsen, **Covenant Coordinator:** Mark Bailey, **Community Greeter:** Cindy Thomas  
**Admin. Support:** Shauna Messamer

## Approval of minutes

The minutes were read from the June meeting and approved.

## Reports

- **President:** Mark Hrdlichka
  - Every board member needs to come up with detailed descriptions of their role to ensure smooth transition for incoming board members.
  - Gene is no longer going to be working with the HOA, a replacement needs to be found or an alternative option put in place. Mark Hrdlichka is going to follow up with a possible candidate to take over this job.
  - Mark Bailey had to add 70 violations to the ones that Gene found. Mark Bailey feels that the outside contractor should do the postcards and confirm that violations have been fixed and closed out.
  - No changes have been made to the covenants this year.
  - Josh Easterling is still working on the September neighborhood party.
  
- **Treasurer:** Ashlin Wilson
  - There is a new law from the State regarding HOAs. Homeowners with late HOA dues must pay the fines and past dues, but they do not have to pay for the legal fees needed to force them to pay. The HOA attorney presented an option for a monthly

retainer to have “shared risk” so that the HOA only pay 30% of the attorney’s fees to recoup lost dues and fees. Board voted and unanimously decided to not participate in this program. The HOA does not need this service very often so it would not be a good investment.

- The Department of Treasury requires that the executive directors of the HOA submit the required personal information. The HOA needs to submit the remaining information soon.
- Any requests to leave the board need to be submitted to Ashlin by August.

- Landscaping: Marsha Madsen

- Letters have been mailed to terminate the HOA’s contract with Brightview Landscaping. Ashlin confirms that we have paid for July. Brightview did not aerate or fertilize, they did the fall clean up in the spring and they continue to not fulfill their contract.
- The concrete on Windjammer is scheduled to be repaired on Monday.
- Marsha presented new landscaping contracts for the board to review from Augusta Lawn Care Services. Multiple options were discussed. A packet of information was passed around for the Board to review. Marsha will discover what the cancellation options are with this company. The board unanimously approved of hiring Augusta Lawn Care Services for one year.
- Another packet was passed around for the Board to see the work that David has been doing on the sprinklers and electrical problems. He is working on two more areas that need repair. The board unanimously voted to approve having David finish what he is working on. The board would like a record of what David has repaired for future reference.
- The board wishes the Circle to be top priority. The quote for sod for the circle was 25 or 30 thousand. David can re-seed, aerate and put proper soil down for \$1, 500.
- Mack’s tree service came and cut down four trees. Three trees on Union and one tree on Lexington.
- Marsha acquired three bids to restore some landscaping on Union. Blackhawk Landscaping, Evergreen Escape and Design, and Skip Stone submitted bids.
- Skip Stone Landscaping had a vague bid, and they were not easy to work with.
- Marsha likes the quote from Blackhawk. Their quote covered a larger area, and they are ready and willing to start the work immediately.
- The Board looked over all bids and unanimously voted to go with Blackhawk.
- Marsha proposed tree rings for all the trees on upper Lexington (18 trees), to help spruce up the neighborhood and add a pleasing aesthetic to the landscaping. The board decided to vote on this next month.
- A postcard will be sent to the neighborhood to explain all that is going on with the landscaping. Ashlin is going to get the notices printed and sent out.

- Covenant Coordinator: Mark Bailey

- The home on Brigantine with rocks on the driveway should receive a post card because it has been about one year now.
- A problem home within the community is looking better. Pest control has come to the home and bids are being obtained for landscaping.
- Tiller Ct 8315 and 8335 are wrong and should be reversed on the master map of the neighborhood.
- 70 postcards and 2 letters went out last week asking for compliance with covenants.

- Approving Authority: Brian Milburn
  - One homeowner put fences around their trash bins, but the trash bins can still be seen. He will follow up with the homeowner.
  
- Community Greeter: Cindy Thomas
  - No new homeowners and no updates.

Next meeting will be held on August 22 at 6:30 p.m.

Motion to adjourn was made at 7:45 p.m. and was passed unanimously.