

Meeting Minutes

Windjammer HOA

Date: September 19, 2024

Time: 6:30 p.m.

Meeting called to order by: Mark Hrdlichka

In attendance

President: Mark Hrdlichka; **Vice President:** Josh Easterling; **Treasurer:** Ashlin Wilson;
Landscaping: Marsha Madsen; **Covenant Coordinator:** Mark Bailey; **Approving Authority:** Brian Millburn; **Admin. Support:** Shauna Messamer

Approval of minutes

The minutes were read from the August meeting and approved.

Reports

- **President:** Mark Hrdlichka
 - Question regarding roof shingles. Covenants say, “thick premium design”. The covenant is not specific. Would like to see if the board would like to allow the architectural design shingles. We could add it as a policy?
 - Josh did a great job on the neighborhood block party planning.
 - The landscaping is looking great.
 - Regarding the Bobcat, authorities say that they are a normal part of the environment here and they do not come and collect them.
 - Mark thanks the group for all their hard work. The board has accomplished a lot this year.
 - All board members need to say if they will be staying for another term. Ashlin, Josh, and Marsha are staying for one more year. Mark Hrdlichka is considering one more year. Brian will stay another year unless someone else would like to volunteer for the position. This will be Mark Bailey’s last year.
- **Vice President:** Josh Easterling
 - Block party is in two days. It is supposed to rain in the afternoon, but hopefully the block party can finish before the weather sets in. Ice cream truck loaded and ready to go. The road closure did not happen because there were too many hoops. The

team is planning on 150 people according to RSVPs. The HOA is paying for hot dogs, buns, chip bags, little packets of mustard, ketchup, relish and some water.

- Door hangers were distributed throughout the neighborhood, Jonas will send out one more email reminder.

- Treasurer: Ashlin Wilson
 - Annual meeting: the budget is ready for review. The board also reviewed the agenda for the annual meeting.
 - We have \$ 500,000 of insurance coverage for structures (signs, walls, benches, sprinklers, if lawn maintenance sues us). The board can discuss what dollar amount of coverage is desired. The HOA does have an umbrella policy.
 - All annual meeting information will be given to Shauna for printing and mailing.
 - Everyone has a newsletter update due at the end of this month.
 - Dog on upper loop of Windjammer has been rushing people walking by. Mark advises that problems should be reported to the Humane Society.
 - Everyone needs to get 5 proxy votes or 5 people to come to the annual meeting, because 68 houses are needed for a vote.

- Landscaping: Marsha Madsen
 - *Noticing in the Next-door App that there has been some criminal activity in the neighborhood.* This topic might come up at the annual meeting. We haven't had roaming security since 2020 because we were paying for it, but the companies were not actually doing the work.
 - *Sod restoration has taken place.* David is fixing a couple more leaks on the Union Side.
 - *Augusta has started, they have aerated and are set to do a fall clean up soon.*
 - Project for next year could be the property by the circle. Rock or vegetation could be placed where the roots are sticking up.
 - The mulch project was completed around the trees.
 - There are a couple trees on Union that need to be trimmed.

- Approving Authority: Brian Millburn
 - Approvals are going well, nothing new for the Board to discuss
 - Brian will be out of town from Oct 1-8th, other committee members will monitor emails coming in for approval

- Covenant Coordinator: Mark Bailey
 - Covenant compliance in the neighborhood is improving, and the neighborhood is looking better. Still have some chronic offenders, but overall things are moving in the right direction.

Next meeting

Next meeting will be held on October 17 at 6:30 p.m.

Motion to adjourn was made at 7:29 p.m. and was passed unanimously.