

Meeting Minutes

Windjammer HOA Annual Meeting

Date: November 9, 2024

Time: 2:00

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:** Brian Milburn, **Waste Coordinator:** Jonas Hedlind, **Community Greeter:** Cindy Thomas
Admin. Support: Shauna Messamer

All homeowners in attendance signed in on the HOA sign-in sheet. All proxy votes were also accounted for on the sign-in sheet.

The residents in attendance and with proxies provided a quorum for this meeting.

Reports

- **President:** Mark Hrdlichka
 - It has been a big year for the HOA, all the board members are going to come up and give reports.
 - The sprinkler system was mapped out this year so that in the future the HOA will have a better idea of where everything is. Big thanks to Marsha.
 - The board is working toward defined role descriptions for all board members. This will make the transitions easier for incoming board members.
 - The board values fair and consistent treatment and standards for all homeowners.
- **Vice President:** Josh Easterling
 - *The Vice President's role is to work on community events and the newsletter.*
 - *Homeowners are encouraged to participate in the neighborhood garage sale.*
 - *This year Josh Easterling planned the neighborhood block party. This was the first of what he plans to be an annual party, and it was a success and fun! The party was registered and will go toward the city's 1,000 goal given by Mayor Yemi Mobolade. One hundred and seventy-five people attended. Thanks to Rock Family Church for the bounce house and ice cream. Thanks to the HOA for the food.*

- *All homeowners are encouraged to get involved and plan fun events for the neighborhood. Reach out to Josh with questions.*

- Treasurer: Ashlin Wilson
 - Ashlin Wilson is the one who answers the HOA phone number that is on the website.
 - Look out for new policies in 2025. Policies are issues that the board comes together to decide on. The board will be updating some policies. A new roof policy will be out soon.
 - This is Ashlin's last year on board, she is looking for someone to train with her this year so that they can take over next year.
 - The annual budget has been printed and provided to all homeowners.
 - Insurance for the HOA has increased in price this year.
 - Regarding account balances: the HOA is doing well, we are not in the red.

- Landscaping: Marsha Madsen
 - The HOA has a new Lawn contractor, Augusta Lawn. The HOA will no longer be using Brightview.
 - New rock, mulch, and junipers were added to the HOA landscape this year.
 - Mack's tree service cut down several trees off Lexington.
 - A small section of the sidewalk on Windjammer was replaced using the cost share program with Colo. Spgs Utilities.
 - There was significant damage to HOA property from the city fiber company. Many sprinklers needed to be replaced and as a result the circle also needed to be resodded. Colorado Springs Utilities made these repairs since they were responsible for the damage.
 - The power to the sprinkler boxes also had to be repaired.
 - The sprinkler system is old and has been challenging to navigate.

- Covenant Coordinator: Mark Bailey
 - *This will be Mark's last year on the board.*
 - A separate person outside the neighborhood is contracted to evaluate the compliance with covenants. The procedure for warnings and notice of violations was explained. The goal is to have covenant compliance while being reasonable and friendly will all in the neighborhood. In light of this, there is a lot of time between the curtesy letter when a violation is first identified and when the HOA will fine homeowners for non-compliance.
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- Approving Authority: Brian Milburn
 - *Please check with the HOA for approval of any changes to the outside of your home (specifically anything that can be seen from the street).* Some of the restrictions come from Windjammer covenants, and some come from the city.
 - Regarding roof shingles; the new policy will keep the architectural integrity of the home.
 - Please keep in mind that all homes need to have some green in the front yard.

- Waste Coordinator: Jonas Hedlind
 - His role is to make sure that our trash contract is going well.
 - The HOA signed a five year contract last year.
 - The large roll away containers can be acquired for a neighborhood clean up day enough volunteers sign up to oversee the container. The containers cannot be left unattended because prohibited items must be kept out of the containers.

- On trash collection day, trash cans should be placed on the street three feet apart. Some people still place trash cans on the sidewalk because that was the old policy.
- Community Greeter: Cindy Thomas
 - *This was Cindy's first year serving on the HOA board.*
 - 2024 brought four new homeowners to the neighborhood. The new homeowners received a plant and a welcome letter. The welcome letter was read aloud.

Voting

The empty spots on the HOA board that need to be filled are covenant coordinator and approving authority. Role descriptions for the available positions are described by those on the board.

- Michelle Winder Volunteered for the Approving Authority position. The motion was seconded and approved by general consent and a voice vote.
- Eric Ford volunteered for the Covenant Coordinator position. The motion was seconded and approved by general consent and a voice vote.
- Motion to ratify the budget was made and seconded. The motion was approved by general consent and a voice vote.
- Motion made to have an attorney investigate the HOAs right/options regarding how the Windjammer neighborhood is now a part of the Briargate general improvement district. This motion was seconded but not passed.
 - The issue is that the Windjammer neighborhood is part of the Briargate General improvement district (GID) based on voting consent from a general election and not solely from the residents of the neighborhood.
 - The GID is now taking dues (added to property taxes) and it is speculated that the GID dues will increase in the following years.
 - HOA board member Marsha Madsen has attended several meetings held by the GID. She informed residents that the meetings are open for all to attend.
 - HOA board member Ashlin Wilson informed residents that the HOA has an attorney that we can ask, but that the attorney's time can get expensive quickly.
 - Group discussion led to the conclusion that residents would need time to research and gather more information on this subject before voting on an action.

Questions

- Are Dues being raised?
 - No, not at this time.
- What type of units are going to be built on the Covenant Church property?

- It was going to be a four- story apartment building, but now it is two- story duplexes (they are being called cottages).
- When will our streets be repaved?
 - Despite all our efforts Windjammer is not on the list for repairs. The best thing to do is to get on the app and report the poor street conditions and sidewalk conditions. The more complaints the city receives the better chance there is for repair approval.
- Can the HOA discuss re-starting the security?
 - The last time the HOA had security they were taking our money and not actually doing the security. The last person in charge of security reported that there were no honest companies to hire. The best option might be to work together for neighborhood watch, install motion sensor lights, and install cameras. The cameras can be linked to the CSPD. More information about this new initiative by the CSPD can be found online.
- What are the square dues fees?
 - All credit card fees that are accrued from the Square payment platform are currently being paid by the HOA as an operating cost. This allows residents to benefit from a quick, safe, and convenient way to pay their HOA dues.
- Can you pay all your fees in January?
 - Yes, just send an email to windjammer_hoa@yahoo.com so that you can receive an invoice for \$400.

Next meeting

Next annual meeting will be held in November of 2025

The meeting minutes from last year are posted on the website and are available for review.

A motion to adjourn was made at 3:37 p.m. and was passed unanimously.