

Meeting Minutes

Windjammer HOA

Date: July 17, 2025

Time: 6:30 p.m.

Meeting called to order by: Mark Hrdlichka

In attendance

President: Mark Hrdlichka; **Treasurer:** Ashlin Wilson; **Waste Coordinator:** Jonas Hedlind;
Landscaping: Marsha Madsen; **Covenant Coordinator:** Aaron Ford; **Approving Authority:** Gina Simlar; **Admin. Support:** Shauna Messamer

Approval of minutes

The June minutes were approved.

Reports

- **President:** Mark Hrdlichka
 - No issues to bring forward.

- **Treasurer:** Ashlin Wilson
 - Policy remarks are collected from all the board members and Ashlin takes them to be reviewed and consolidated.
 - The dates for the fall neighborhood party need to be decided so that another postcard can be sent out.
 - An email was received regarding a concern over bamboo in neighbor's yard. HOA does not have policies regarding this. They will have to work out a solution with the neighbor.
 - Windjammer HOA will not have to submit to new regulations because of age and establishment.
 - All board members need to report by August if they will be staying on the board for another year.

- **Landscaping:** Marsha Madsen
 - Corner lot took care of bush, and it has hired a lawn care company to take care of yard.

- Water usage adjustment has been submitted.
- Mac's tree service has been scheduled...board only approves for the third day if needed.
- Regarding the contract with Augusta, the HOA only has one more month and then it will be done using them. They are coming back out on the 5th of August and Marsha plans to watch what work they actually do.
- In discussion with Murray Lawn company to see about replacement.
- The plan that David submitted for sprinkler care was submitted. The board discusses the three items proposed.
 - 1. Commodore system zone 3, buried pvc pipes, flush valves, and repair and replace where necessary. Aprox.\$ 800-1000
 - 2. Brigantine system—2 valves replaced. Approx.. \$1400
 - 3. Reinstalling Sprinkler heads along Union. 30-40 capped off head in grassy areas. Approx 2.5-3.5 K
- The board grants approval for David to work on items 1 and 2.
- Covenant Coordinator: Aaron Ford
 - Communication and compliance with covenants are average. There are a few homes who are still in non-compliance.
- Approving Authority: Gina Simlar
 - What was the conclusion with the fence situation? Ashlin sent a letter to the neighbor who built the fence informing them that they will be forfeiting ownership of the fence. Whoever has the cross beams in their yard owns the fence, this is determined by HOA Covenants.
 - Home wanting to re-stucco has not yet submitted the color for approval.
- Waste Coordinator: Jonas Hedlind
 - Waste status is good.
 - Submitted two policies for review with suggested changes.

Next meeting

Next meeting will be held on August 21 at 6:30 p.m.

Motion to adjourn was made at 7:18 p.m. and was passed unanimously.