

# Meeting Minutes

Windjammer HOA

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Date: June 19, 2025

Time: 6:30 p.m.

Meeting called to order by: Mark Hrdlichka

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## In attendance

- **President:** Mark Hrdlichka **Treasurer:** Ashlin Wilson; **Waste Coordinator:** Jonas Hedlind; **Approving Authority:** Michelle Winder; **Landscaping:** Marsha Madsen; **Community Greeter:** Cindy Thomas; **Admin. Support:** Shauna Messamer

## Approval of minutes

The minutes were read from the May meeting, and they were approved.

## Reports

- **President:** Mark Hrdlichka
  - Mark brings the board a clarification needed on fence issue. An email was read to the board. The board agrees that it is not the role of the board to get involved. The homeowners need to fix the fence. The covenants state those putting up the fence must put the pickets facing outward. Homeowners had one month to comply. Homeowners could not put pickets on the correct side because of an obstruction. The board is not getting involved with any of the money issues. If both neighbors are good with which way the pickets are facing, then that is fine, and the board will do nothing more. There is a mediation service that the city provides. The board votes to move forward with this plan. An email will be sent to inform the homeowner.
  - The covenant violations process is continuing to become even more streamlined.
  - Board members need to continue working on written procedures to be put in place for those who take over seats.
- **Treasurer:** Ashlin Wilson
  - The annual meeting is now officially December 6, 2025, from 2-4 p.m.
  - The lawyer emailed about a new bill. It affects how we collect money from fines. Ashlin responded by asking if the new bill applies to us since we have been around for a long time. She is waiting to hear back and will update the board when she is given more information.

- The budget is doing good. The last repair from David was around \$3,000.
  - Ashlin proposes that the board send another postcard in August with the dates for the annual fall neighborhood gathering and the new date for the Annual Meeting. The board approves this proposal.
  - Ashlin hands out all the HOA policies to all board members for review. At future meetings any updates or changes that need to be made will be discussed.
- Landscaping: Marsha Madsen
    - Marsha asks the board if it wants Mac's Tree Service to come and clean up the trees? The day rate is \$1750, they work from 10 to 4:30. Brightview was supposed to trim the trees in previous years, but it was never done. Ashlin suggests that we use money from the maintenance saving account to tend the trees. The board approves for two days of work to start.
    - Sprinkler updates: There is a water pressure problem around the circle. David has been replacing and adding sprinkler heads. One section of sprinklers are not on because of certain problems that need to be fixed. A proposal was made to cap the sprinklers at the pipes that we do not use to save water and fix water pressure problems. Marsha will send an email with the last three proposals from David to all board members.
    - Augusta has failed to take care of the weeds. Also, there were piles of leaves that did not get picked up.
    - Augusta is asking for an additional fee to spray the weeds twice a month instead of just once a month. The board votes to not approve the additional fee. Augusta should focus on fulfilling their contract.
    - Backflow testing will happen on June 30<sup>th</sup>.
- Approving Authority: Michelle Winder
    - There is one request for an in-ground pool. The HOA does not have any policies regarding this so the homeowners should follow city code.
    - Can a basketball hoop be installed in the cement on the driveway? The board votes yes.
    - There is a pergola request, and the covenants don't specify the materials that can be used. It is made of metal and has a canvas top. The board approves.
- Waste Coordinator: Jonas Hedlind
    - Jonas submits two receipts to Ashlin for reimbursement.
    - The trash pick-up went well. Surprisingly the trash bins were not that full.
    - The Board should discuss if it will be worth getting a bin next year because participation was low, so maybe we should not spend the HOA money on this.
    - Jonas took the paint out to be disposed of at Akers and North Carefree.
    - Jonas found out that the Slash in Black Forest is still open---it's \$10 a load. They are now operating with reduced hours.
- Community Greeter: Cindy Thomas
    - Cindy sent a welcome packet and plant to one home, but the other home that sold is empty right now. It looks like they are remodeling.
    - Cindy is getting community concern emails because of how it is worded on the website. Ashlin confirms that this issue has been fixed on the website.

## Next meeting

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

Motion to adjourn was made at 7:36 p.m. and was passed unanimously.