

Meeting Minutes

Windjammer HOA

Date: September 18, 2025

Time: 6:30 p.m.

Meeting called to order by: Mark

In attendance

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

Approval of minutes

The minutes were read from the August meeting and were approved.

Reports

- President: Mark Hrdlichka

Do we limit the number of rentals? No, the board does not. It would require a covenant change. The board can put that on the agenda for the annual meeting. Mike doing the inspections is not working, so the board is going to have to replace him. The board needs to improve our communication forms. The email seems to not be working properly. Perhaps the board could switch to Gmail instead. The board needs to send out a letter to let people know about the open positions. Josh wants everyone to send in their blurbs for the newsletter.

- Treasurer: Ashlin Wilson

The board will continue to conduct a review of the policies. The picnic is scheduled for Saturday. Gather and report back to Ashlin ideas for discussion topics at the annual meeting. Ashlin will research the regulations pertaining to a special assessment.

- Landscaping: Marsha Madsen

The water adjustment has been received. Mack's service will conclude at the beginning of October. The sprinklers will be blown out. We have reached out to the city

regarding the orange pipes and the stone that is washing away. The snow removal contract requires review. The landscape proposals are comparably priced. Marsha expressed a preference for Fisk, as they offer two fall clean-ups and more weed control. They will also perform bi-weekly mowing and are within our price range, with Fisk and Endeavor priced at \$18,120 and another option at approximately \$16,000. The small circle where the tree was removed will be re-seeded. The board needs to decide on a contractor by October. It may be beneficial to contact Elevate to see if they can perform the work. The mapping of the sprinkler system is complete, and Marsha will request David to send those documents. We will now pay him as needed for sprinkler repair and blowouts. Marsha plans to add more mulch in October. She intends to stay for another year but will take on an assistant who could potentially take over next year.

- Waste Coordinator: Jonas Hedlind

Jonas intends to stay on the board for another year.

- Community Greeter: Cindy Thomas

Two new families were welcomed into the neighborhood.

John Kwiatkowski : homeowner

John Kwiatkowski brought an agenda to discuss with the board. He has previously served on the board and is a concerned homeowner regarding the weeds. He mentioned that the neighborhood's appearance is not favorable for our neighbors. Currently, he is pulling the weeds himself and has detailed the specific areas where he has been working. Community feedback indicates significant concern from neighbors about the landscaping's appearance, with some neighbors coming together to pull weeds for the neighborhood. He is particularly concerned about the dandelions on the entry circle. The entry points to the neighborhood are dated and require redesign. He suggests using the same landscaping company that the commons use and volunteers to be responsible for weed management. Additionally, he would like to review the contracts for the potential new landscaping company.

Next meeting

Next meeting will be held on October 16 at 6:30 p.m.

Motion to adjourn was made at 7:46 p.m. and was passed unanimously.