

Meeting Minutes

Windjammer HOA

Date: November 13, 2025

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; **Waste Coordinator:** Jonas Hedlind; **Covenant Coordinator:** Aaron Ford; **Approving Authority:** Michelle Winder; **Greeter:** Cindy Thomas; **Admin. Support:** Shauna Messamer

Approval of minutes

The October minutes were read and approved.

Reports

- **President:** Mark Hrdlichka

Alexis will assume responsibility for conducting inspections within the community. She is currently reviewing all relevant materials to familiarize herself with the process and requirements. A formal contract for her role will be necessary in the near future. Alexis is actively studying the community covenants and is scheduled to commence inspections this week. She has received the necessary templates and is expected to be prepared for her duties.

- **Treasurer:** Ashlin Wilson

Two of the four insurance policies have recently been paid, totaling \$5,800. The cost of these policies is expected to remain unchanged for the following year. Ashlin reported that the budget for the upcoming year will be insufficient. To address this shortfall, it was proposed that the quarterly dues be increased by \$5, which should resolve the budgetary concerns. The board is permitted to raise fees once within a one-year period. It was noted that implementing a special assessment would be challenging to pass, as it would require a

significant amount and is unlikely to receive community support. A motion was made by Marsha to increase the dues by \$5 per quarter; Mark seconded the motion, and there were no dissents. The motion passed unanimously. Ashlin is currently preparing a binder containing all instructions for the incoming Treasurer. Additionally, the board may consider acquiring ownership of the association's domain to facilitate the use of Gmail for official communications.

- Landscaping: Marsha Madsen

The board discussed the possibility of conducting a fall clean-up, which would incur a cost of \$2,913. It was decided to proceed with this expenditure. The snow removal contract has been finalized, and lawn maintenance services are scheduled to commence in January. The board noted that if the leaves are not removed promptly, it may negatively impact future lawn maintenance operations.

- Approving Authority: Michelle Winder

Michelle reported that she is resuming her duties as Approving Authority following a one-month absence.

- Waste Coordinator: Jonas Hedlund

Jonas stated that an email reminder regarding the annual meeting will be sent to all members. Additionally, members who are unable to attend will be requested to submit proxies.

- Community Greeter: Cindy Thomas

The Community Greeter reported that there are two new homes in the community, and she will be welcoming the new residents accordingly.

- Landscaping presentation

Mr. Chad Anderson, representing Anderson Landscaping, presented to the board. Anderson Landscaping is a high-touch landscaping company that prioritizes building strong relationships with its clients, although it is not the least expensive provider in the area. The company maintains a partnership with Colorado State University (CSU) and adheres to a water budget for irrigation management. Anderson Landscaping participates in CSU's Native Conversion Program and is responsible for approximately seventy percent of such conversions in Colorado Springs.

Mr. Anderson noted that CSU plans to reduce watering to one day per week over the next ten years. He cautioned that converting landscaping to rock would be detrimental to trees and would increase ground temperatures. Instead, he recommended replacing Kentucky Bluegrass with native grass species, either single or dual species, to minimize weed growth. After the first year of establishment, water usage is expected to decrease by seventy percent, and the grass would require mowing only three or four times per year, resulting in lower maintenance costs.

Anderson Landscaping guarantees its installations and participates in a city grant program that provides up to \$10,000 for such projects. Establishment of native grass takes approximately three years. Mr. Anderson advised that the optimal time to begin the project is immediately, with a final decision required by March. Preparations would begin in May, and seeding would occur in June. During the first year, water savings are anticipated to be between ten and twenty percent, as additional watering is necessary for germination.

The company will evaluate and, if necessary, replace irrigation heads and nozzles as part of the grant program to ensure the most water-efficient and effective landscape care.

Mr. Anderson recommended blue grama (both northern and southern varieties) and buffalo grass for the conversion. He emphasized the importance of Anderson Landscaping managing irrigation to ensure the success of the process. A maintenance contract proposal was submitted to the board for consideration.

Additionally, Anderson Landscaping provides snow removal services and is ranked among the top three snow removal companies in Colorado Springs, servicing several communities in the area.

- Neighbor update

John reported that he has completed pulling weeds from the common areas and will next proceed to pick up trash, followed by the removal of leaves from these areas. He intends to involve members of the community in these efforts. John requested an opportunity to speak for ten minutes at the next meeting to address and clarify any rumors circulating regarding his involvement with weed removal.

John and Marsha visited the Villas landscaping coordinator to observe the native grass installed by Anderson Landscaping. They noted that the Villas' residents do not favor the native grass, describing it as patchy, predominantly brown, lumpy when walked upon, and with visible dirt underneath. The Villas employ a property manager, who is regarded as effective, with landscaping costs amounting to \$30,000 per year.

John expressed his willingness to commit to the landscaping assistant position and to serve in any other role that remains vacant. He recommended that a hold harmless agreement be incorporated into the HOA policies. John also observed several covenant violations, which the board confirmed have already been addressed. He further noted that neither he nor his wife received responses to emails they had previously sent to the board.

Next meeting

Next meeting will be the Annual Meeting December 6, 2025.

Motion to adjourn was made at 7:48 p.m. and was passed unanimously.