

Meeting Minutes

Windjammer HOA

Date: October 16, 2025

Time: 6:30 p.m.

Meeting called to order by: Ashlin Wilson

In attendance

Vice President: Josh Easterling; **Treasurer:** Ashlin Wilson; **Landscaping:** Marsha Madsen; **Waste Coordinator:** Jonas Hedlind; **Approving Authority:** Michelle Winder; **Admin. Support:** Shauna Messamer

Approval of minutes

The September minutes were read and approved.

Reports

- **Vice President:** Josh Easterling

Vice President Josh Easterling expressed his gratitude to John and Carrie Kwiatkowski for their significant interest and contributions toward improving the neighborhood. He stated that he will address the position descriptions during the upcoming annual meeting. Mr. Easterling indicated his intention to step down from his position; however, he may remain in the role if no suitable replacement is found. He emphasized the importance of finding a candidate who is passionate about community engagement and party planning. Mr. Easterling reported that the block party was slightly smaller this year, but it was enjoyable and featured many engaging conversations. He also noted that, regardless of board membership changes, he is willing to host the block party for one more year. Additionally, he confirmed that the neighborhood newsletter has been distributed.

- **Treasurer:** Ashlin Wilson

Mark Hrdlichka inquired whether the board would like to consider a policy amendment regarding exterior lighting. He suggested that LED lights, or any other type of lights left on a house, should be set to white when it is not a holiday. Josh Easterling noted that the board would need to be very specific in defining what qualifies as a holiday, possibly limiting it to federal holidays. He also recommended researching the policies of other neighborhoods with similar lighting situations. It was clarified that, according to the Covenants, Christmas lights are only permitted 30 days

before and 15 days after Christmas. Mark Hrdlichka is still determining who will be responsible for monitoring Covenant violations. Ashlin Wilson reports that there is an attempt to rezone the land behind Checks Unlimited for housing. The letters and information for the annual meeting are nearly ready to be mailed out. Insurance payments are due soon, typically in December or January. There was a discussion about the possibility of reducing the insurance coverage for the wall from \$500,000 to \$250,000.

- Landscaping: Marsha Madsen

Mack's Tree Service has hauled away 2.5 truckloads of wood chips. There was one incident involving a homeowner, which Marsha resolved. David has completed the winterization of the sprinklers, and overall, the sprinkler system is in good condition. Four work requests have been submitted for the replacement of streetlights. The origin of the mysterious orange pipes on Lexington remains unknown, as no party has claimed responsibility. The board discussed options regarding the landscaping company and snow removal services. It was agreed to wait until Monday to see if Anderson Landscaping provides a quote; if not, Randy with Endeavor will be contacted to arrange snow removal immediately and possibly begin the landscaping contract in January.

- Approving Authority: Michelle Winder

Landscaping Chair Marsha Madsen reported that all home projects have slowed down at this time.

- Waste Coordinator: Jonas Hedlind

Waste Coordinator Jonas Hedlind reported that all matters are in good order. The home that required new waste bins has received them. An additional email will be sent to residents regarding the neighborhood newsletter and the upcoming annual meeting.

- Homeowner

Carrie Kwiatkowski presented an update on behalf of John Kwiatkowski. She reported on all the areas where weeds have been pulled. The entrance at Lexington and upper Windjammer up to Research has not yet been completed, but John plans to continue working and expects to finish by the end of the month. The Villas utilize community volunteers, all of whom sign a hold-harmless agreement, and a future meeting with them is planned when their coordinator returns to town. One homeowner expressed concern, believing that the city owns that particular area. Carrie reviewed the contracts and suggested considering Anderson Landscaping for future services. The HOA has reached out to Anderson Landscaping, but a quote has not yet been provided. Neighboring communities may be using Landscaping Endeavors, so there is a possibility of negotiating a group rate.

Next meeting

Next meeting will be held on November 13, 2025 at 6:30 p.m.

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