

Meeting Minutes

Windjammer HOA

Date: July 16, 2026

Time: 6:30 p.m.

Meeting called to order by: Andrew Simons

In attendance

President: Andrew Simons; **Vice President:** Mark Pavlica; **Treasurer:** Kristina Root; **Waste Coordinator:** Jonas Hedlind; **Landscaping:** Marsha Madsen & John Kwiatkowski; **Covenant Coordinator:** Kristi Walsh; **Approving Authority:** Amanda Beihl with Gina Simler; **Community Greeter:** Cindy Thomas; **Admin. Support:** Shauna Messamer

Approval of minutes

The minutes were reviewed from the June annual meeting and were approved.

Reports

President

Residents expressed appreciation for the reminder regarding the Fourth of July. It was suggested that contact information be added to the postcard.

Vice President

The garage sale has concluded, and the signs were stored for use next year. Approximately 35 homes participated in the event.

The Board noted that the website currently includes minutes only for March and April.

The Board discussed the current use of Roundcube for email and whether a change should be made before the existing contract expires. The contract could not be located. Jonas provided an overview of email software options. The Board determined that it should begin transitioning email services to Outlook. Kristina will complete the transition first and then distribute instructions to the Board regarding how to make the switch.

Treasurer

The Treasurer reported that she spoke with the website administrators, and it appears that the email issues should now be corrected. The insurance claim for the backflow was submitted, and a walkthrough was completed with the insurance adjuster. The homeowner with the lien has paid the outstanding balance. A few homes have not yet paid the increased dues amount. Several residents reported that they attempted to email the Board but received bounce-back messages.

Landscaping

The new backflow was installed, and the Lexington sprinklers are now operational. All backflows passed inspection. Repairs are needed on the Mainsail sprinkler system. The estimated cost is approximately \$2,000 and includes addressing valves that become stuck in the open position and recapping sprinkler heads along the sidewalk. The estimate was circulated to the Board members, and the Board decided to wait one month before deciding. Representatives attended the Briargate General Improvement District meeting. It was noted that, in the 1980s, the Windjammer Board determined that Windjammer could maintain shared property better than the city. Because the property was platted in that manner, the arrangement cannot be reversed, even though the Association now pays taxes to the district. The Vice President will review how to have the plat adjusted. Two new bus stops have been set up, and there is significant trash in the area. The city did not indicate that there are plans to install trash cans, which may further support the position that the Briargate district should assume maintenance responsibility for the area. Colorado Springs Utilities has placed covers over the open boxes on Lexington; however, the rock still needs to be replaced. Marsha will make a follow-up call regarding that issue. The juniper removal project is planned for late August, with flowers to be planted next spring. Tree trimming is scheduled for July 29.

Covenant Coordinator

The Covenant Coordinator reported that five trailers have been removed and that two notices with fines have been sent. Some properties currently have only dirt or dead grass. The Board discussed how high pine needles should be permitted to accumulate and how to distinguish between excessive accumulation and mulch. Board members were asked whether anyone else would like to inspect the homes currently in violation. A new postcard format was presented to the Board and circulated for review. The Covenant Coordinator also met with Mark Bailey, who was able to access a master list of homeowner information.

The Board discussed whether postcards should be sent to both homeowners and renters. For the time being, the Board will focus on getting the system functioning properly and may later request that homes with renters receive two postcards.

No fines are currently scheduled because the proper procedure had not been followed. The next step is to send notices of violation. Residents have continued to express concerns that some postcards are too vague. The contractor was instructed to be more specific and to cite the applicable violation code. The Board should review and approve each postcard before it is sent.

Approving Authority

A list of homes approved for landscaping projects was provided to the Covenant Contractor. Several paint requests were received, and all submitted requests were within the established guidelines.

Waste Coordinator

Participation in the dumpster event was low, and the Association did not fill even one dumpster. The Board discussed that participation may have been lower because the event was held during the week. Paint was a common disposal item. A U-Haul rental expense will need to be reimbursed. Tree limbs and scrap metal were taken to the appropriate disposal locations. Some residents stated that they preferred holding the garage sale in May.

Community Greeter

The Community Greeter reported that three new homeowners were welcomed to the neighborhood.

- **Next meeting**

Next meeting will be held on August 20 at 6:30 p.m.

Motion to adjourn was made at 7:54 p.m. and was passed unanimously.