

Meeting Minutes

Windjammer HOA

Date: June 18, 2026

Time: 6:30 p.m.

Meeting called to order by: Andrew Simons

In attendance

President: Andrew Simons; **Treasurer:** Kristina Root; **Landscaping:** John Kwiatkowski for Marsha Madsen; **Covenant Coordinator:** Kristi Walsh; **Approving Authority:** Amanda Beihl with Gina Simler; **Admin. Support:** Shauna Messamer

Approval of minutes

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

Reports

President

- The President requested a report on the financials. It was noted that the related emails had been sent but had not been received. Kristina Root will contact the company that manages the email system to resolve the issue.
- The Board discussed resident complaints regarding the garage sale. Several residents stated that they did not receive sufficient advance notice of the event.

Treasurer

- A new process has been discussed with the covenant enforcer. The Board noted several discrepancies between the covenant enforcer's list and the postcards that were mailed. The Board also discussed concerns that some postcards were wet and that the writing on them was illegible. It was clarified that the covenant enforcer is required under the contract to conduct weekly observations. The Board will need to meet with the covenant enforcer again to discuss the contract requirements and determine what actions are needed to ensure the position functions properly. The process also needs to be refined because postcards are being sent before the Covenant Coordinator receives the list of violations. All required reports must be sent to the Board on time so that covenant matters can be managed properly.

- The lien process for the identified property remains in progress. The filing is expected to be completed, and confirmation should be received after the filing has been finalized.

Landscaping

- Kristina Root contacted the insurance provider to determine whether coverage would apply to the backflow matter. The provider requested a copy of the police report.
- The city has rescheduled the backflow re-testing.
- All backflows now have locks installed.
- The Landscaping representative is obtaining additional quotes for tree work, including one quote from Mack's and one quote from Tree Timbers.
- The sprinkler area needs to be turned on. The Board will contact the sprinkler contractor, David, regarding this matter.
- Additional quotes are being obtained for pending landscaping work.
- Flowers will be planted at the entrance of Lexington and Union.
- The junipers at Union and Commodore will be removed and replaced with plants and rock. This project will not be completed until next spring and will be performed by volunteers.

Covenant Coordinator

- Had no additional issues to bring before the Board but helped to answer questions regarding the covenant enforcer.

Approving Authority

- The property at 3055 Navigation was discussed. The owner expressed concern regarding the postcard received about yard maintenance. The property owner has been approved for a new landscaping plan.
- The Approving Authority reported that several new landscaping requests have been submitted. The requests appear to be in good order and are currently under review.

• Next meeting

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

Motion to adjourn was made at 7:45 p.m. and was passed unanimously.