Meeting Minutes

Windjammer HOA

Date:	May 21, 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 with Polly Cambron; ***Landscaping:*** Marsha Madsen with John Kwiatkowski; ***Covenant Coordinator:*** Kristi Walsh; **Approving Authority:** Amanda Beihl with Gina Simler; **Community Greeter:** Cindy Thomas; ***Admin. Support:*** Shauna Messamer

Residents: Lamona, Jodi, and Mark

Approval of minutes

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

Reports

President
The President reported ongoing email issues and stated that he is working to resolve them. In the interim, he has been using his personal email account.

Vice President
The Vice President reported that the newsletter had been distributed and posted. Upcoming dates were announced in the newsletter. He also stated that garage sale signs will be posted during the week prior to the event and that he will confirm sign placement with Josh.

Treasurer
The Treasurer reported that the lien process is moving forward due to nonpayment and the lack of communication from the homeowner.

Landscaping
The Landscaping chair distributed a map to the board and reviewed the irrigation system. The board was informed that the community maintains four backflows, four Rain Bird boxes, and three

electrical meters. It was also noted that the irrigation system is aging and has sustained damage from tree roots. A phased plan will be needed to improve the landscaping infrastructure.

It was reported that one backflow device has been stolen after being cut out for its copper. A police report was filed, and the Landscaping chair is obtaining three estimates for replacement. The board discussed whether the loss may be covered by insurance, and Kristina will contact the insurance company by email. The estimated replacement cost is approximately four to five thousand dollars.

The board noted that the backflow at Mainsail is not secured. Two additional backflows do have padlocks, while the unit on Lexington has a padlock but the bolts are not secure.

The backflow bill was sent by text message, and the Landscaping chair will submit payment.

David sent an email asking whether the association would like to compensate him for monitoring the irrigation system. It was noted that most problems occur on the Union side because of root intrusion. The landscaping chair may draft a contract under which David would inspect the system once per week to confirm that it is functioning properly.

Covenant Coordinator

The Covenant Coordinator reported concerns regarding deteriorating driveways. The board discussed the need to determine which standards will be enforced and whether an amendment should be considered to allow asphalt driveways. An additional meeting may be needed to review the covenants and establish enforcement priorities.

The board also discussed sending a letter to residents advising them that covenant enforcement will continue once enforcement priorities have been established. The initial focus will be on clear and significant violations, followed by more nuanced issues.

The board requested a list of the postcards Alexis has sent so that it may proceed with the formal steps required to enforce violations.

Approving Authority

The Approving Authority presented a list of trailers and travel trailers currently in the neighborhood without approval and asked how the board wished to address this noncompliance. The board determined that the appropriate enforcement procedures will be initiated.

The board also reviewed whether it is still adhering to the rule prohibiting antennas attached to roofs. The antenna in question is approximately 1.5 to 2 feet high, and the board discussed how it wishes to address the matter.

Recent requests were reviewed. The board approved one air conditioning unit request, one roll-off request, three fence replacement requests, three paint, trim, and door change requests, four outbuilding requests, four landscaping change requests, and one window request. One roof request was submitted, but supporting documentation has not yet been returned.

Waste Coordinator

The Waste Coordinator reported that the website calendar has been added successfully and that events can now be posted more easily. A request for volunteers for the trash clean-up has already been posted. It was also noted that continued use of Binz for email communications will involve a cost that should be included in the budget.

Community Greeter

The Community Greeter reported that she recently welcomed one new neighbor.

Residents:

Resident #1 (Lamona) expressed concerns regarding communication with the board, stating that she sent a letter and did not receive a response, then sent a second letter and again did not receive a response. She requested information about the new board members and expressed frustration about the presence of travel trailers in the neighborhood. She stated that fines should be issued so that residents do not believe such conditions are acceptable. She also reported dissatisfaction with receiving a postcard regarding an open garage door and another postcard concerning discolored stucco.

The board responded that these matters have already been under discussion. It was also noted that the email issues have largely been resolved and that steps are being taken to address the trailer issue.

Resident #2 (Jodi) stated that communication has been the most significant concern. She encouraged the board to build trust and credibility and suggested holding more meetings regarding fines. She also recommended that residents be able to review the specific line items showing what was paid for at the annual meeting. She stated that she would be willing to assist once she has recovered from her injury.

Next meeting

Next meeting will be held on June 18 at 6:30 p.m.

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