# Meeting Minutes

Windjammer HOA

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| Date: | October 15, 2026 |
| Time: | 6:30 p.m. |
| Meeting called to order by: | Andrew Simons |

## In attendance

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

## Approval of minutes

The minutes were reviewed from the September meeting and were approved.

## Reports

**President**
Since the previous meeting, the President contacted Nick Grassy, who expressed interest in the position. A meeting will be scheduled with the Covenant Coordinator.

Some homeowners have expressed strong objections to complying with the covenant requests.

**Treasurer**
One homeowner is three quarters behind on payments. A lien notice has been drafted and is ready to be mailed tomorrow. The Post Office advised that postcards cannot be delivered without a recipient name. The Treasurer proposed developing a new contract for the Covenant Coordinator that more clearly defines the role and responsibilities. This month's utility bills are significantly higher because the previous month's utility bills were not paid.

**Landscaping**
The irrigation system has been winterized, and the water has been turned off. The contract was delivered to Landscaping Endeavors. Gina commended the work John has completed on the corner. The junipers were removed successfully, and the $40 receipt was submitted to the Treasurer. The next step is to remove the top six inches of soil. This work is expected to be

completed within the next month, after which the area will remain undisturbed for the winter. John contacted Utilities regarding painting the light pole at Windjammer and Navigation, and a work ticket was created. The City advised that the ash trees will need to be sprayed because of an insect infestation. Trees requiring trimming have been marked; red markings on branches indicate that those branches will be trimmed. Three companies will visit the property to address the work. A homeowner has volunteered to lead an effort to have the roads in Windjammer repaved and would like to present the plan to the Board next month.

**Covenant Coordinator**

Following the October 5 walkthrough, 65 postcards were mailed. Many of the notices concerned painting and advised homeowners to consider completing the work in 2027. A question was raised regarding the wording of the fines letter.

**Approving Authority**

The Approving Authority has received numerous emails and requests concerning landscaping and painting. All requests have been approved to date, although two homeowners were asked to provide additional information. No requests have been received for recreational vehicles or portable storage containers. The Board discussed its position regarding permanent lighting and decided to develop a policy permitting such lighting. Gina will draft the policy letter.

**Waste Coordinator**

Under the new Colorado law providing free recycling beginning November 1, the City will cover a portion of the recycling collection cost. This change is expected to save the HOA approximately $500 per month.

**Community Greeter**

The Community Greeter welcomed a new homeowner and submitted the receipt for the welcome gift.

- Next meeting

The next meeting will be held on November 19th at 6:30 p.m.

A motion to adjourn was made at 7:30 p.m., and the motion passed unanimously.