

Windrush Creek Property Owners Association Meeting  
August 27, 2019

The meeting was called to order at 7:00PM at the home of Vivian Witkind Davis.

Residents representing 15 homes were in attendance.

Phil Davis, Becky Stroh and Chris Imwalle presided over the meeting

By-Laws Committee:

Carole Bickel, Vivian Witkind Davis and John Alton were in attendance from the committee. They initiated the discussion to review and answer any questions regarding:

SUMMARY OF PROPOSED AMENDMENTS TO THE WINDRUSH CREEK SUBDIVISION AMENDED AND RESTATED DECLARATION OF COVENANTS, RESTRICTIONS, EASMENTS AND ASSESMENTS

- Summary was given to each Association member on May 15, 2019
- This time frame provided a minimum of forty-five (45) day notice to each member
- Nineteen (19) votes equaling at least three-fourths (3/4) of the total number of votes cast at the meeting were necessary to adopt this Amendment. 15 Families were present and four proxies were submitted making a total of 19 votes.
- The number of votes cast by the Association members at the meeting totaled Nineteen (19) which amount exceeded/equaled the twelve (12) votes required to constitute a quorum.
- Zero (0) votes were cast at the meeting against this Amendment.

Election of Officers:

Trustee: Chris Imwall was unanimously voted in approval as a permanent Trustee for a two-year term. Congratulations Chris!!!!

Laura Davis, who is filling in as treasurer, reported that all dues have been turned in and paid by each association household.

Landscape Committee:

- Report was given that the committee has met with Franklin Soil and Water.

- There is a 10- foot area by the pond that is not being mowed and rain garden type plants are in this area to attract wildlife, keep the area healthy and pleasant looking.
- A tree has been purchased and planted in honor of Doug Dachenbach. A dedication ceremony is planned for September 21, 2019 at 10:00AM.
- Mild renovations have been made to main entrance of each section. Section 1 has received stone/gravel improvement and both sections have mums planted.

#### Pond Committee:

Jan Elzey was not present but gave update to Phil Davis to share.

- Aqua Docs is still maintaining the pond. A check on the service aeration was performed. Cost was \$218.00.
- Aqua Docs contract also included removing, storing and cleaning the fountain.
- All portions of the pond will need to be deepened. Estimated cost will range from \$17,000 to \$32,000. The Pond Committee and the Capital Improvements Committee are working on receiving bids and further discussions will be required.

#### Social Committee:

Phil Davis shared that we do not have a chair for this committee. Because of this, the Halloween party is on hold and we do not have a date or time scheduled. If interested, please contact any one of our trustees.

#### Other Concerns/Discussions:

Concerns were raised regarding the idea of selling off common area property. This was a discussion that occurred at the previous property owner association meeting as a way to finance capital improvement projects that were being discussed (old tennis court area). Phil Davis reported that there have been no further discussions among the trustees at this time.

Meeting adjourned at 8:05PM

Submitted by Stephanie Lark