

ASSOCIATION MEETING MINUTES FOR ANNUAL TAILWIND HOMEOWNERS ASSOCIATION

I. MEETING DETAILS

Date: 10/7/2025

Time: 6:30

Location: Poncha Town Hall Poncha Town Hall

II. ATTENDEES

President: Chris Courtney

Vice President: Nile Ackerman

Treasurer: Ron Fore

Secretary: Debbie Coats

Community Liaison: Lucy Bloesser

III. CALL TO ORDER: Chris Courtney called the meeting to order at 6:04 pm

IV. Treasures Report

- General Report.....Ron Fore presented the budget.
- Beginning balance at 8,900
- Ending balance will be available soon.
- Suggestion made to add dollar amounts to the upcoming budget for a clearer understanding of expenses.
- Set an expectation for the dollar amount in reserve.
- The 2025 budget will be emailed to all property owners in December

V. Open Comment.....3 minute time. If your comment is about an agenda item, please hold your comment until that item.

- *Discussion from residents about HOA dues and how the dues could/should benefit everyone in the neighborhood.*
- *Discussion about Short Term Rental Properties.....residents that have concerns/complaints about STR should direct concerns to the Poncha Springs Town Council as STR have to apply annually for their license.*
- *The Town of Poncha Springs will have a Town Code Enforcement initiative on the November ballot.*
- *Suggestions made to have an electronic payment option in the future.*
- *Suggestion made to have a community Facebook group page.*

VI. NEW BUSINESS

- **Resolution 2024-12 “Be a Good Neighbor”.....Town Of Poncha.Tailwind Village HOA “Rules and Regulations” were developed.....Tailwind Village Rules and Regulations were displayed for residents to see. (attached)**
- **Town Of Poncha Newsletter.....Residents are encouraged to sign up and stay informed with local current news and happenings. <https://www.ponchasprings.us/>**

- **Fooses Alley Project**.....*The project is near completion. The alley was graded and rock well put in place. There are a few more touch ups to be made on the project. The HOA board will continue monitoring alleys and determine when maintenance is needed.*
- **Poncha Trees**.....*Who maintains these? Property Owners should remove wire and trim/prune bottom limbs and trees. Suggestion made for a volunteer Poncha Lane Tree clean up day. Cory Townsend will haul waste materials off. An email will be sent to Poncha Ln. residents to gauge interest and to plan.*
- **Dog Waste Stations**.....*3 Additional Dog Waste Stations have been installed. 2 on the walking path and 1 at the east end of E. Poncha Ave.*
- **New HOA Board, Your neighborhood needs you!**.....*The existing HOA board will end their duties in October 2025. The neighborhood HOA needs 4 HOA New Board Members. HOA Board would like to transition members on to continue Tailwind Village neighborhood standards.*
- **Reminder To All Property Owners**.....*Please keep your preferred email/phone number current with HOA.*

VII. ADJOURNMENT

Tailwind Village HOA meeting adjourned at 7:04 pm