

Winslow Farm Community Association, Inc.
Board of Directors Meeting
Tuesday, June 9, 2020
Via Zoom

Board Members Present: Joan Freeman (Laurelwood), Chelsea Jones, Lynne Marsh (Moss Creek), Gary Wiggins (Olde Mill)

Homeowners: Sandy Martin (Moss Creek Village), Lynn Struve (Moss Creek), Brandon Cavaness (Sweetbriar)

Management Agent: Carole Damon, Capital Realty, Inc.

- I. Call to Order: 6:00 PM
- II. Minutes of May 12, 2020: Motion to approve by Joan, seconded by Gary. Approved.
- III. Financials: Motion to approve by Gary, seconded by Lynne. Approved. The third late dues collection letter, with imposition of the \$25 fine by July 1 will be sent out. Currently, \$88,419.58 in reserves is among the current assets of WFCFA.
- IV. Exterior Alterations Request: None.
- V. Pond Report
 - a. Engineer design for ponds 3-5: The 9/10/19 proposal from Bledsoe Riggert Cooper James PE Andy Knust for designs of both pond dredging/liner replacement and stream channel restoration at a cost of \$9370 was mentioned, but not acted on. Designs are needed for construction work to proceed.
 - b. Dredging pond 3: It was generally agreed that dredging of pond 3 needs to continue in 2020, but the work must be linked to the potential construction of a barrier behind Terry Halloran's house. In response to a question about available funds, it was stated that up to \$20,000 can be spent from reserves in the current budget, but that money is earmarked for all common areas, not just the ponds. Of the \$15,500 specified for ponds, \$7,000 is needed for chemical treatments. It was noted that the Board still needs to act on the "Letter of Recommendation to the WFCFA Board of Directors" from the Pond Committee.
 - c. Ponds as common area for MC & MCV: Hope was expressed that mutual agreement on the respective responsibilities for the pond areas can be reached soon. A second meeting with Moss Creek Board members is to be held after the results of the City's stormwater grant competition is announced, preferably before the next Board meeting. Progress must be made on the boundary issues that complicate construction in the area, and some doubt about the validity of the 2017 survey of the area of ponds 3-5 was expressed by a homeowner who was present.

- d. Other: Comments were made and concerns raised by Board members and others about the relative costs of restoring the ponds vs. creating creek beds. Carole noted that dry creek beds may have to be approved by the City, and she has asked for a definitive answer from the City on whether all areas occupied by the ponds need to remain as wet ponds. The revitalization of the Pond Committee was briefly discussed. The need for a clear charge was expressed before a new pond committee is formed with board members from WFCA, MC, and MCV and other interested homeowners.

VI. Unfinished Business

- a. Secretary's statement for recording the Bylaws – Gary signed the document for recording, and it will be sent to the Recorder's Office.
- b. Neighborhood garage sale date: Set for July 11
- c. Neighborhood social date: Postponed until 2021.
- d. WFCA-L, Nextdoor and email communications: postponed to the next meeting.
- e. Topics for spring newsletter: Carole is working on the newsletter now.

VII. New Business

- a. AirBNBs: Carole reported that Indiana does not consider these as businesses. Her belief is that each of the residential neighborhoods need to decide whether this option is right for them and modify their CCRs accordingly. It was noted that some of the patio home/condominium neighborhoods have prohibitions against renting.
- b. Other items touched on were the unsightly and unkempt area on the north side of Graham Drive and the sad state of the sidewalks in Sweetbriar. Carole noted that lots cannot be subdivided, so there is no possibility that the part of the property outside the fence on Graham could be deeded to WFCA or the City. She also said that every homeowner is responsible for the sidewalk in front of his or her home, but that if an area buckles because a street tree has grown roots under it, the city will help (or at least put it on a list of areas to be dealt with in the future).

Adjourned at 7:26 PM.

Respectfully submitted,
Gary Wiggins