

Winslow Farm Community Association, Inc.
Board of Directors Meeting

Tuesday, July 14, 2020

Via Zoom

Approved 8/11/2020

Board Members Present: Joan Freeman (Laurelwood), Lynne Marsh (Moss Creek), Gary Wiggins (Olde Mill), Diedra Wykoff (Sweetbriar)

Homeowners: Randall Gratz (Moss Creek), Sandy Martin (Moss Creek Village), Rhett Salisbury (Olde Mill), Lynn Struve (Moss Creek), Anna Tichenor (New Bent Tree)

Management Agent: Carole Damon, Capital Realty, Inc.

- I. 6:01 p.m. Call to Order
- II. Minutes of June 9, 2020: Move to approve Gary, seconded by Joan. Approved.
- III. Financials: Move to approve Joan, seconded by Lynne. Approved.
- IV. Exterior Alterations Request:
 - a. 400 E. Wylie Farm Road (Laurelwood) – window replacement: Approved.
- V. Pond Report
 - a. Terry Halloran informed the Board that her application for a \$19,000 grant from the City's stormwater grant fund was denied without explanation from the City Utilities Department. She requested from the Board an answer by August 25 on what is to be done to remediate the erosion behind her home on pond #3 at 604 E Winslow Farm Drive. Sandy noted that there are other properties on pond 3 that have suffered erosion and should be considered in any construction plans. Terry reviewed legal options that were detailed in a letter sent to all Board members prior to the meeting. A key issue is the potential decline in property values if the ponds are not properly maintained. In the past, bank repair was done behind her house by the Moss Creek Homeowners Association, which owns the land, but that proved inadequate to stop the erosion. When asked by one Board member whether she would be opposed to turning pond #3 into a creek bed, Terry responded that she would not be totally opposed. Discussion then turned to how to fund the necessary repairs. Suggestions included a grant from the state, applying for a bank loan, reallocation from the reserve funds, special assessments, or raising the dues. Carole noted that grant applications require engineering drawings. A Zoom meeting took place in May between the Moss Creek HOA Board members and those on the WFCA Board. No action was taken at the time due to the outstanding decision on Terry's grant application. Suggestions were made on how to have a more successful outcome if the two Boards hold a second meeting this summer.

- b. Engineer design for ponds 3-5: No action taken.
- c. Dredging pond 3: Carole reported that Sowders would only do the work in the fall, but she is checking with other companies who might do it sooner.
- d. Ponds as common area for MC & MCV: Discussion deferred to the planned meeting with Moss Creek HOA.

VI. Unfinished Business: None

VII. New Business: None

Adjourn 7:35 PM

Respectfully submitted,
Gary Wiggins