

**Winslow Farm Community Association, Inc.**

**Board of Directors Meeting**

**Following 6:00 p.m. Joint Board Meeting**

**Tuesday, April 10, 2018**

**Board Members Present:** Jeff Landfair, Amy Stupka, Gary Wiggins

**Guests:** Andrew Szakaly, Patrick Murphy

**Property Manager:** Carole Damon, Capital Realty, Inc.

**I. Meeting Called to Order:** 6:32 p.m.

**II. Homeowner Comments**

a) Andrew Szakaly presented concerns regarding expenditure process. Discussed bylaw approvals vs. budget approval. Asserted belief that all contracts over \$5000 should be voted at the annual meeting regardless of whether or not specific line items in the budget over \$5,000 are approved at the annual meeting.

**III. Minutes:** The minutes from the March 23 Meeting approved with one alteration: "and must be even with the fences" removed from VII, item a).

Motion to approve minutes with one alteration

**Moves-Jeff Landfair, Second-Gary Wiggins Passes**

**IV. Financial Report:**

Motion to approve

**Moves-Jeff Landfair, Second-Gary Wiggins Passes**

**V. Unfinished Business**

Task Registry

a) Wooden Walkways: Staining pending weather

b) Neighborhood Maps: Pending (Charles Steele absent)

c) Website Maintenance: Pending (Sandy Martins absent)

d) Street Signs: Looked at new sign options. Board member will look at on-site sign samples. Decision pending.

e) Concrete Repair: Bids in process.

f) Newsletter – hope to have ready by mid-May.

#### **VI. New Business**

a. Dues request. Carole to reply to resident that dues cannot be waived.

b. Duke Energy line to pump and fountains. Brandon Wilson (Duke Energy) called to say the line to the pump and foundations has gone bad. He will arrange an on-site meeting regarding the move of electrical line. Access to pond pump timers need to be addressed. Meeting date pending.

c. Management contract: Signed

d) Maintenance of lawns and homes a concern. Board has no responsibility or rights regarding yards and general maintenance. *Discussed having vendors at annual meeting to encourage lawn and exterior home maintenance.*

#### **VII. Neighborhood Committee reports: None**

VIII. **Ponds:** Davey Resource Group has Rain Garden Proposal. Concern about primrose spreading. Primrose will need to be in bloom beforehand for treatment to be effective. Aquatic Control contract presented and is in negotiations. Primrose and Cat tail treatments are separate costs. Davey correspondence slower than hoped.

Due to the time and attention required by the ponds, the board decided to stand-up a committee dedicated solely to pond issues. The committee, henceforth referred to as the Pond Committee shall be chaired by Mr. Charles Steele. The purpose of the Pond Committee is to advise and direct WFCA on all things pond related. The Pond Committee will report to the WFCA BoD at the monthly BoD meeting or as events dictate.

Motion to form Pond committee with Charles Steele as Committee Chair.

**Motion-Gary Wiggins Second-Jeff Landfair Passed**

**Adjourn 7:43 p.m.**