

Winslow Farm Community Association, Inc.
Board of Directors Meeting
Tuesday, September 10, 2019
Capital Realty, Inc. – Conference Room

Board Members: Brandon Cavaness, Sandy Martin, Gary Wiggins

Homeowners: Lynn Struve, Andrew and Brittany Boren, Lynne Marsh;

Property Management: Carole Damon, Capital Realty, Inc.

Call to Order: 6:00 PM.

I. Homeowner Comments

- a. Lynn Struve asked about street signs at Winslow Farm Drive and Highland and those at Winslow Farm Drive and Winslow Road. Old wooden signs are to be removed by Nature's Link. She also noted that one of the stones had worked its way out of the bridge between ponds 4 and 5. Lynn informed us of her intention to pay for landscaping at the new ramp on pond 4. **Fayetta Coulter, who lives across from the area, will help with the upkeep of the landscaping.** Their efforts were commended by the Board.
- b. Andy and Brittany Boren told of a surprise fine of \$50 levied by the City of Bloomington for not mowing the property south of the chain link fence behind their house that borders Graham Drive. Carole said that Capital Realty had also received the fine notice, but she has contacted the City since her company does not own property on Graham and the City of Bloomington has always maintained the strip of land during the 11 years Capital Realty had managed the Association. **Carole is following up with the City.**
- c. Lynne Marsh informed us of her interest in serving on the Board, given the fact that there are now two vacancies due to the recent resignations of Jeffrey Landfair and Charles Steele.

II. Minutes

- a. December 11, 2018: Motion to approve by Sandy, seconded by Gary: approved.
- b. August 13, 2019: Suggestions for changes were made, and a revised version is to be circulated by e-mail for approval by the Board.

III. Financials: Motion to approve by Brandon, seconded by Sandy: approved.

IV. Task Registry: A suggestion was made to **remove the completed tasks from 2018 and add any others that are truly outstanding for 2019.** Sandy distributed copies of a draft WFCA Work Request form for owners or residents to use for input on neighborhood problems. No action was taken on this.

V. Exterior Alterations Request: None

- VI. Pond Report: Sandy distributed a detailed list of Pond Committee recommendations. These included efforts to improve the situation with pond 3, among them, proposals from Nature's Link and Green Kings and negotiations for free rock to shore up the banks. Another proposal from Bledsoe Riggert Cooper James for a conceptual design for ponds 3-6 was briefly discussed, but not acted upon. **Carole will contact Smith Brehob and Associates, the company that originally designed the ponds.** Other suggestions from the committee were also not acted on at this meeting, but it was requested that the committee should draft a proposal that can then be approved by the Board.
- VII. Unfinished Business
 - a. 2020 Budget: The suggestion of a dues increase of \$25 was modified to \$20. Moved by Sandy, seconded by Gary: passed. This would result in the 2020 annual dues being \$195 per property.
 - b. September 28 Social: Dan Brown and Bill Compton are spearheading the event, and the Heritage Hall Ramblers Dixieland Band has again been booked to play there.
 - c. Annual Meeting: Sandy is working on a figure for an adequate level of funds to be kept in reserves. The Board will meet in Executive Session on Wednesday, September 18th at 5:00 p.m. to go over the PowerPoint and items for the annual meeting.
- VIII. d. Bids for bridge painting: Dreamscapers was the low bid at \$800. Can will contact Power Washer Plus to see what they will charge to wash the wooden arms prior to painting.
- IX. New Business
 - a. **Brandon will establish a shared folder on Box (or a similar Cloud web service) to facilitate cooperation on documents and projects undertaken by the Board.**
- X. Neighborhood Committee reports: None
- XI. Executive Session: The Board unanimously approved Lynne Marsh to fill out the term of Jeff Landfair through 2020. Motion to approve by Gary, seconded by Brandon: approved

Respectfully submitted: Gary Wiggins, Secretary