

**Winslow Farm Community Association, Inc.**  
**Board of Directors Meeting**  
Tuesday, July 13, 2021  
Via Zoom

**Board Members Present:** Brian Bourkland (New Bent Tree), Joan Freeman (Laurelwood) and Dee Wykoff (Sweetbriar)

**Homeowners:** Molly Rosenberg, Arnold Wells, Gary Wiggins, Joan Lewis, Paul Studier, Brandon Cavaness, Constance, Maria Chacko, Sandy Martin, Randy Gratz, Jackie Junkin, Martha Fitzgerald, Ted Boardman, Mary Beth Price, Brett Niehaus Perinjit Bachra and other residents who were not identified.

**Management Agent:** Carole Damon for Capital Realty, Inc.

- I. Call to Order: 6:07 p.m.
- II. Minutes – the minutes from the June 8th meeting were reviewed. A motion was made to approve the minutes as written.  
Motion - Joan Freeman      Second – Dee Wykoff      Passes
- III. Financials – the financials were presented. A motion was made to approve the financial statements as presented.  
Motion – Dee Wykoff      Second – Brian Bourkland      Passes
- IV. Exterior Alteration Requests: None
- V. Pond Report – WFCA is still waiting to hear from Moss Creek for a meeting to discuss the ponds. Their previous communication has been they would meet once the pond design report was completed. The Board would like to have a meeting with the membership to discuss the report and design options. An owner thought the report was hard to read and another owner asked for a comparison of the options. There is varying opinions throughout the community regarding the best options for the ponds moving forward. The Board is looking into various funding options including grants and a possible loan.
- VI. Old Business:
  - A. Updates from the City – they believe the informational signs within Winslow Farm meet their criteria. We have asked them to consider installing speed bumps along Wylie Farm Road and Winslow Farm Drive. Sweetbriar roads are scheduled to be paved this year.
- VII. Owner Comments:
  - A. Brett Niehaus and Perinjit Bachra from 2100 Azalea Lane requested the Board reconsider their request for a 6 foot privacy fence on one side of their property. The Board had previously approved a 4 foot privacy fence with 2 feet of lattice work. The owners asked for special consideration as there is a walking

path beside their house. The Board explained in previous emails and at the meeting they are following the CCRs and in order for the 6 foot panel to be approved the CCRs would have to be amended. There are 3 walking paths within Winslow Farm and another owner's fence next to a walking path was also approved within the CCRS.

- VIII. Adjournment – a motion to adjourn was made at 7:23 p.m. by Dee Wykoff and seconded by Joan Freeman. Motion passed