

Winslow Farm Community Association, Inc.
Board of Directors Meeting
Tuesday, October 13, 2020
Via Zoom

Approved 12/8/2020

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

Homeowners: Terry Halloran (Moss Creek), Xheni Karaboja (Laurelwood), Sandy Martin (Moss Creek Village), Lynn Struve (Moss Creek).

Management Agent: Carole Damon (Capital Realty, Inc.)

- I. Call to Order: 6:02 PM
- II. Minutes of September 8, 2020: approved with changes on a motion by Gary, seconded by Joan.
- III. Financials: approved on a motion by Lynne, seconded by Gary.
- IV. Exterior Alterations Request: None
- V. Pond Report: Carole noted that about \$22,000 remains in the 2020 budget for use on the ponds including dredging. The rest of pond 3 will need to be vacuumed out. The Badger Daylighting bid is about \$3300 per day. Carole will try to negotiate some reduction in costs. Water must be pumped out before they begin. Carole explained that a long pipe will be run from the north end of pond 3 to reach the area to be cleaned.
- VI. Unfinished Business
 - a. Olde Mill and Bent Tree Sign painting update:
 - b. Gazebo Roof: 3 bids ranging from \$1799 to \$2100 were received to replace the roof with Certainteed or Malarkey shingles. There was discussion about the desirability of spending the allotted money to fix up a facility that is rarely used. Brandon pointed out that electing not to repair the gazebo may be upsetting to Sweetbriar residents in light of the large amounts spent on pond repair and maintenance. It was decided to survey the Sweetbriar residents for their reaction to demolishing the gazebo versus using the space for another purpose before making a decision. Carole will do the survey via e-mail, supplemented with postcards for those who do not use e-mail.
 - c. 2021 Budget: Gary presented an overview of the proposed 2021 budget, which would increase dues from \$195 to \$220 (12.5% increase). Gary noted

that in 2010, the dues were \$120, so this amounts to a \$100 increase over the course of ten years. Payment to the Management Agent would be increased by 4.4% (\$417), and the Pond line increased by \$10,000. Further funds available for capital improvements in the Common Areas (including ponds) amount to \$32,000. Motion to approve by Joan, seconded by Lynne; approved. (It was noted that the budget may be revised before the materials for the annual meeting are mailed if the reports of the Reserve Specialist, Brent Eckhart, and that of the engineer, Andy Knust, provide cost figures that would impact the 2021 budget.)

- d. Annual Meeting and Voting: The meeting on November 10 will be ably run on Zoom by Brandon Cavaness. On advice from attorney Greg Lauer, it was decided (motion by Gary, seconded by Lynne) to mail paper ballots to all Winslow Farm homeowners right after the annual meeting. Carole stated if we allow two days after November 10 for Board approval of the content of the ballot, two days for paper ballots to be in transit to homeowners, and five days for homeowners to decide on their votes and mail them back, the whole process should be done and the ballots counted before Thanksgiving. The time period for the process may be shortened somewhat by e-mailing the ballots.

VII. New Business

- a. Complaint from an Olde Mill resident about garbage cans left in plain sight. It was noted that the City allows garbage cans to be stored at the side or rear of the house, but WFCA CCRs Section 10.7 require them to be “. . . screened so as to be concealed from view of neighboring Residences, streets, and Neighborhoods located adjacent to the Residence.”
- b. Lynne Struve brought our attention to the trail work at the Winslow Road entrance, where the City has constructed a wall that will make lawncare difficult between it and the WFCA sign. Carole had met with them about this, which the City calls a “modified curb.” The area is within their right of way.
- c. Dee noted that the City is replacing sidewalks in Sweetbriar.

Adjourn 7:12 PM

Subsequent e-mail business:

On an e-mail motion from Gary, seconded by Lynne, the Board approved Alan Goodno’s request to remove a tree from his property at 2124 S. Azalea.

On an e-mail motion from Gary, seconded by Lynne, the Board approved having G&G Lawn Care remove 11 dead trees from the WFCA Common Areas at a cost of \$14,400

(including stump grinding and reseedling at 600 Winslow Farm Drive and limbing up 2 other trees in SweetBriar).

Respectfully submitted,
Gary Wiggins