

Winslow Farm Community Association, Inc.

Board of Directors Meeting

Tuesday, August 11, 2020

Via Zoom

Approved: 9/8/2020

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

Homeowners: Brandon Caveness (Sweetbriar), Terry Halloran (Moss Creek), Sandy Martin (Moss Creek Village), Lynn Struve (Moss Creek), Joey Tichenor (New Bent Tree)

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

Call to Order: 6:02 PM

Minutes of the July 14, 2020 Board meeting: Move to approve: Joan, seconded by Gary. Approved.

Financials: Move to approve: Gary, seconded by Lynne. Approved.

Exterior Alterations Requests:

- a. 2118 Summerwood – solar panels; previously approved by e-mail vote (Lynne, Joan, Gary), confirmed.
- b. 2103 Summerwood – Fence request: denied, due to height restrictions. Applicant was advised to submit a revised request with removable lattice work, as previously approved in other exposed locations near sidewalks.

Pond Report:

- a. Dredging – Carole reported that she found a company in Bloomington that uses a Vac truck to dredge. Other companies with whom she checked want to wait until fall to do the dredging.
- b. Concept Designs – The Board voted by e-mail on 7/29/2020 (moved by Gary, seconded by Lynne, and passed with 3 votes) to sign the contract with Bledsoe Riggert Cooper James engineering firm to provide concept designs for the areas of ponds 3-5, both for renovation of the ponds and for restoration of the creek bed. These are necessary for permit presentations to the City Utility Board and Planning Committee, to provide clear documentation that construction companies can understand to bid on the work, and for any potential grant applications. A meeting with Bledsoe Riggert PE Andy Knust will be scheduled for the afternoon of Friday, 8/14, and all interested parties are invited.
- c. Other – Terry Halloran reiterated that no later than August 25 she wants answers to the letters she presented to the Board just before and after its July Board meeting. Terry made several specific demands that will be taken under advisement. Lynne stated that we understand that the work needs to be done, as well as the importance of doing it right this time. [NB: After a follow-up letter was received from Ms. Halloran, the Board authorized on 7/31/2020 a retainer fee for a Bloomington law firm. The initial meeting was held with the firm via Zoom on 8/24/2020, and a letter from the attorney was sent to Ms. Halloran the following day.]

Unfinished Business: None.

New Business:

- a. Olde Mill and Bent Tree sign painting – Michael’s bid to paint the 3 signs was moved to approve by Gary, seconded by Joan and approved.
- b. Gazebo roof – The damage was below our insurance deductible of \$2500, and Carole has bids from one company for cedar shake shingles and asphalt. Given the big difference in price (asphalt is about half the cost of the cedar), the Board recommended asphalt and asked Carole to get at least one more bid.
- c. 2021 budget and annual meeting – Carole and Gary will work on a draft 2021 budget for review at the September Board meeting. The annual meeting may be delayed until November, depending on the situation with Covid-19.
- d. Vandalism in the neighborhood – These seem to be traceable to one particular family from Summit Ridge. Police reports have been filed. Anyone who witnesses or discovers such acts in the future should do likewise. Carole will request additional police patrols. If it is determined that these acts are caused by young people, only the police can refer them to Youth Services.
- e. Board/Neighborhood Committee’s responsibilities when owners do not correct situations that pose a significant danger on their property (and no neighborhood committee acts) – What brought up this issue was a dead tree in New Bent Tree. Gary talked with the owner and was told that she planned to have the tree taken down some time. The question is whether it falls to the WFCA Board to step in when a problem area has been identified, and a Neighborhood Committee either fails to act (or doesn’t exist) in one of the five single-family home neighborhoods. If so, the usual procedure of a written notice should be followed in such cases.

Other 2020 projects – Several areas needing attention throughout Winslow Farm were identified in the recent inquiry sent to WFCA-L and NextDoor Winslow Farm. Some of those were not on WFCA common property, and those who noted the problem were informed of the proper person/group to approach for a resolution. Others were added to Carole’s “to-do” list. Powerwashing of the signs is to take place soon, and a tree is scheduled to be removed in the Sweetbriar common area. Another tree with large dead branches near Lynne’s house will be checked by Carole to see if it is WFCA’s responsibility. Feeding bread to ducks is still a problem, and Carole will get bids for 3 informational signs that clearly state the harm to the ducks (angel wings and the inability to fly) that can result from feeding them bread. Lynn Struve pointed out the potential damage to the Winslow Road entrance sign and stone-stacked fence that could be caused by the City’s construction of the walking path in that area.

Adjournment: 7:02 PM.

Subsequent e-mail business:

- a. Approval of the September 10, 2019 bid from Bledsoe Riggert Cooper Jones for concept designs of the pond area. An e-mail motion was made by Gary on 7/29/2020 to accept the bid, provided the Bledsoe Riggert Cooper James company is willing to bill separately for the concept designs for restoring the ponds and converting them to creek beds. Seconded by Lynne (and Joan) and passed with 3 positive votes by e-mail on 7/30/2020.

- b. Approval of the Reserve Design Advantage contract: An e-mail motion was made by Gary on 8/24/2020 to sign a contract with the company for an update to the reserve schedule. Seconded by Lynne and passed with 3 positive votes by e-mail on 8/24/2020.

Respectfully submitted,

Gary Wiggins