

Winslow Farm Community Association Board Meeting
January 10 2008 Minutes

Meeting called to order at 5:30 by president. Homeowners welcomed.

Introduction of 2008 Board of Directors:
Sherry Knighton-Schwandt, president, Moss Creek
Michael Porter, vice president, Bent Tree
Anita Douglas, treasurer, Moss Creek
Nancy Szakaly, New Bent Tree
Sarah Lone, Bent Tree

President made a request to homeowners for a volunteer to be "assistant secretary" to take minutes at board meetings. There were no volunteers.

December 5, 2007 Minutes approved by Board.

Question raised that physical copies of the 2006-2007 minutes need to be on file at property management office.

Minutes were approved by the Board.

Financial report & explanation given by Treasurer.
Money remaining from 2007 budget appears to be \$20,000. \$60,000 should be coming in from 2008 fees within the next 30 to 60 days. Question raised about moving excess money from 2007 into long term reserves.
Question raised about giving this money to neighborhoods.
Homeowner in audience asked question about "rules of the meeting".
Explanation to homeowners that this is a Board meeting, not a homeowners meeting.

Financial Report Approved by Board.

WF Committee Reports:

Landscape Committee members are Carol Sylvester, Phyllis Britain, Sue Mc Clary, S. McConnehey.

ByLaws (Documents) Committee members are Joan Lewis, Sean Person,
Joan discussed process of revising documents

Pond Committee members are Phyllis Mitchell, Julian Livingston, JoAnne Bunnage, Jan Zimmerman, Rose Mahern, Jeff Thomas

Phyllis discussed the issues of liability connected to the 7 wet ponds in light of recent deaths in retention ponds in Indiana. She suggested that the Board talk to another attorney about this issue. The committee chose not to address this issue in the pond standards, but will revisit liability, continue to get bids for fencing and report back to Board. "Standing water" statement was discussed. Mosquito control requires circulating water every 4 days. Muskrat control was discussed.
The "grate" under the bridge at pond # 3 was discussed.

Board needs to review pond committee report.

The "Sweetbriar Dry Pond" area was discussed. The first round of mowing/bush hogging by Scottie approved by 2007 Board in that area is complete.

Walking trail was discussed.

Fence along Graham was discussed.

One line of land survey is complete.

Remainder of survey of this area will be completed by Deckard before Feb. meeting.

Contract with Aquatic Control for chemical treatment of algae in 7 wet ponds was discussed by Julian. Contract for complete algae control in all 7 ponds is about \$4000. Pre-payment results in reduction of fees. Are we tax exempt?

2 motions were made:

Motion: Winslow Farm Community Association, Inc. Board of Directors move forward with the process of limiting the liability to the corporation assets by complying with city code 14.36.160.

Maker: Nancy

Second: Sarah

Vote: Nancy, Sarah vote yes, Sherry, Anita vote no, Michael abstains. Motion fails.

Motion: Pond committee continue to negotiate contract with Aquatic Control staying within budget outline of \$4000.

Maker: Sherry

Second: Mike

Vote: All vote yes. Motion passed.

Neighborhood reports:

Rose Mahern reported from Moss Creek Village.

Old Business:

Stake survey is moving ahead. Intend to complete that and have legal descriptions for all common properties.

Paint colors were again discussed.

Paint colors and roof shingles standards are not known or followed by some single family homeowners.

Color standards were available from Hallmark, but charts were not passed on to us.

Old colors from original books are no longer relevant due to paint color names/numbers changing.

Discussion led back to need for homeowner survey by Bylaws Committee to determine what is important.

New Business:

President explained that the 2008 first order of business for the Board is to develop a 5-10 year plan for care of WF common property such as wet ponds, wooded areas, fences, and what ever property we choose to put in that plan.

Need for a better method of record keeping was discussed.

Management contract with HOB was discussed with thoughts to choosing a Bloomington based manager/management/company/accountant. Clause in agreement allows termination with 60 days notice. Discussion ensued. 2008 Board will begin to look at another management company/manager/accountant in Bloomington area or to turn the whole care of common property over to a trustee.

Drainage issues in neighborhoods were discussed. The Board looked at drainage areas in Laurelwood, Sweetbriar & New Bent Tree last fall. Neighbors added input. President stated she will be working with city officials to rectify these problems.

Neighbors would need to partner with the city to fund a solution.

Vandalism in Bent Tree neighborhood was discussed. Foot traffic from Azalea thru yards was discussed. Is there an easement at this location? Can a fence be built to limit foot traffic? The property line at this location is joint between individual homeowners and Summit Point. Who should build this fence?

A new "Communications Committee" was appointed by the president. Louise O'Conner, IU web services specialist, 333-4937, chair, reported on web hosting companies, suggested "StartLogic", based on an online "review" by "bestwebhosting2008.com". (This is a website created by Tucows.. Reviews of this hosting service on other blogs are less favorable.)

The committee has also discussed paper newsletters, e-newsletters, and mass email communication with homeowners. Discussion ensued with questions of cost, billing, etc. Nancy recommended using GoDaddy as the cheapest and most reliable of the choices presented in the long run. Louise agreed to have costs billed to her personal charge card and be reimbursed by WF for approved costs up to \$94.90.

Motion: Louise (and Communications Committee) move forward with contract for web host space for new WF website and domain name for 2 years for \$94.90 total cost.

Maker: Sherry

Second: Anita

Vote: Nancy, Sarah votes no, Sherry, Anita, Michael vote yes. Motion passed.

Board talked about other ways to communicate with homeowners such as using the HT.

Nancy suggested motion to make use of money left over from 2007 by allocating \$1000 to each neighborhood.

Sherry and Anita want to wait till monies are reviewed.

Public Comments:

Snow removal throughout all neighborhoods was discussed. Liability issues were discussed. WF owning gas powered snow blowers and power washers was discussed.

Homeowner requested that the 5 year sustainability plan include the option of dissolving the corporation.

Meeting was adjourned at 7:30pm
Submitted by Nancy Szakaly, Board Member