

Winslow Farm Community Association, Inc.
Board of Directors Meeting
Thursday July 10, 2008

I. Meeting called to order by Sarah Lone. (Acting chair)

Board Members attending:

Sarah Lone, Anita Douglas, Nancy Szakaly, Carol Sylvester

Carol Sylvester's appointment to replace Michael Porter announced.

II. Minutes Approved

Motion to approve minutes of May Meeting made by Sarah, second by Nancy

Approved 4-0

Motion to approve minutes of June Meeting & Executive session made by Nancy, second by Carol

Approved 4-0

III. Financial Report given by Anita

Money in 5/3 Bank moved to Monroe Bank

Motion made by Nancy to approve June Financial Report, second by Sarah Approved 4-0

Question raised by Nancy about unpaid homeowner fees There are 18 (\$2000).

Sarah asked Anita if she had letters as per request made by Sherry during previous executive session. Anita said no. Sarah said we need to set policy.

Nancy presented collection policy and collection letter and made motion to accept both as WF collection policy.

Second by Sarah

Approved 4-0 with minor changes to wording.

Anita commented that the process would be much easier if board approves purchase of updated Quick Books addition for approximately \$138.

Nancy questioned amount collected this year. Anita stated \$47,785.

Board discussed profit & loss statements, general ledger, budget and documents.

Board discussed 2007 unspent funds. At the end of 2007 there were \$16,000 unspent. 2007 expenses paid in 2008 reduced that to a current balance of \$10,000.

Board decided to create a budget category for 2007 unspent funds.

Discussion moved to individual budget line items. At this point the homeowners in audience requested that we move forward with other agenda items and come back to finances later.

Board explained that this is a Board meeting and the state of our finances was a topic we decided last month to spend most of the meeting on this month, but with respect moved on to next agenda item.

IV. Committee Reports:

Pond Committee Report given by Phyllis Mitchell

Report that Pond Standards need Board discussion & approval. Report MCV is not in compliance on mowing and fertilizer. Need to treat pond weeds at a cost of \$500. Purchase of fountains will need to be added to next year's budget for vote by homeowners. Need for education of homeowners about ponds. MCV has concern over liability of ponds and available insurance coverage. Bid of \$7000 to redesign pond 3 will need to be addressed at homeowner meeting.

Board explained our current insurance liability amounts and recent denial by company to increase coverage.

Motion suggested by Anita to have aquatic control treat pond weeds.

Motion made by Anita to pay for beaver trapping, No second.

No motion made on reimbursing funds to Ed Perkins for bentonite application.

Motion requiring MCV to come into compliance with IDEM pond standards for grass buffer on pond 6 and accepting, plants currently growing as buffer for pond 7 with letter to be sent by Carole Damon to Hallmark..

Letter will instruct MCV to leave a 12" by 12" grass buffer around ponds and instruct MCV to apply no fertilizer to any WF property in the future.

Motion made by: Nancy

Motion seconded by: Carol

Motion passes 3-1

Motion for sump pump to be turned off, unless necessary to operate pumping system for mosquito control (once every 4 days) and for determination to turn sump on be made by Phyllis Mitchell, and to have possession of all keys for control of pond pumping systems with Phyllis Mitchell.

Motion made by: Nancy

Motion seconded by: Carol

Motion passes 4-0.

Mark's rip rap discussed and tabled per his request until August.

Documents and elections Committee

Nobody present to give report.

Communications Committee Louise O'Connor (OM) Chair

32 homes have given email for receipt of newsletters etc. to save postage.

Louise will continue to pass sign up sheets at meetings to get more owners.

No forthcoming newsletter, request for reports will be made of committees and board for future newsletter.

Rooms to be canceled for meeting on Documents committee.

Landscape and Maintenance- No report

Architectural Committees-

Olde Mill:

2249 Olde Mill Dr. request denied and withdrawn.

2207 Olde Mill Ct. Screened in Deck approved using tentative form.

Discussion of what could be done about a damaged tree in neighbor's yard.

Suggestion to send friendly letter, or work with insurance.

V. Reports from neighborhood- None

VI. Old Business

Stake Survey almost complete. Homeowner question about purpose.

Extensive explanation of survey process and purpose was given: to learn what we own and/or maintain in order to make decisions about how we manage our common/community property.

Discussion of improper deeding of real property based on original covenants of Moss Creek and Moss Creek Village.

Drainage issues not being addressed by City. Homeowners expressed concern. Carol stated that we should continue to discuss with city because water is coming from city streets into our yards & neighborhoods.

Bayberry Fence. A letter is expected to set up a "neighbor to neighbor" meeting. Joanne Bunnage stated that she would like the board to act in August if not yet resolved. Nancy asked if Bayberry has paid back WF. Jan Zimmerman, Bayberry Board, answered no they have not.

Fence extension on west side of MCV.

Motion made to put up (about) 75 ft fence to sidewalk from current 6' fence between WF & Winslow Ridge, with budget estimate of \$1500, and to move forward by 7/31 to find how we can come into compliance on pond issues. Added to motion meeting with an attorney within 1 week or as soon as possible to discuss pond liability and other issues facing our community.

Motion made by: Carol

Motion seconded by: Nancy

Yes: Sarah, Carol, Nancy

No: Anita

Motion made by Nancy to move money from electricity portion of budget to maintenance portion of budget to erect fence.

Motion seconded by: Carol

Yes: Sarah, Carol, Nancy

No: Anita

Meeting adjourned without further discussion of 2008 Budget.