

WINSLOW FARM HOMEOWNERS BOARD MEETING MARCH 7, 2008

Meeting called to order at 6 PM by Sherry, All Board members were present. Sherry requested desire to keep meeting to last no longer than 7:30PM and for all committee chairs to try and keep reports no longer than 5 minutes if possible.

Request for motion that February minutes to be approved, Nancy had question re fencing, if it was tabled last month, answer was yes and we were continuing tonight to have discussion on that. Mike made motion to approve minutes, and Anita seconded and minutes were approved.

Sarah raised question regarding documents being requested: she suggested all our documents should be kept in a secure place and available upon request. Any copies board members need should be that, copies, and no originals out of the manager hands.

Financial Report was given by Anita. 83% of homeowners have paid and recommended sending letter to owners that are delinquent. Investment CD up for renewal will do an 18 month no penalty.

Sarah requested that Anita prepare a statement for board members that states our budget for each category and money spent out of each category. Anita agreed.

Motion made to approve balance sheet and motion was approved.
Sherry asked for committee reports starting with Communications.

Chair of Communications: Louise O'Connor said she had all covenants now to be posted on web site except Moss Creek, Moss Creek Village and Bayberry. Sherry stated that all (3) condo neighborhoods do not want their documents posted on Winslow Farm website. Joan Lewis, Chair of Documents and By-Laws Committee expressed concerns over condo communities not wanting their documents posted with the other (5) neighborhoods. If they are exclusive and if they are not equal, then this opens a whole new avenue of perception for these entities.

After much discussion between Board, Communication Committee Chair and homeowners present, the consensus was that only Winslow Farm documents would be posted at this time. A point of contact will be listed.

Louise suggested a pod cast of meetings be added to the website. This did not get approval.

Newsletter draft will be emailed to Board this week.

Nancy asked if the next Newsletter would include survey of homeowners re: by-law changes as previously stated. Sherry stated survey was not ready.

Chair of Documents Committee: Joan Lewis See Attachment

Board and homeowners present discussed neighborhood meetings in the process of making changes to the by-laws. All present reached a consensus that the Board and the By-Laws Committee will meet with each neighborhood (Sweetbriar, Bayberry, New Bent Tree, Laurelwood, Bent Tree, Moss Creek, Moss Creek Village and Olde Mill to discuss these changes and should be done before meeting to be held in June, 2008.

Nancy again raised the issue of surveying homeowners prior to re-writing by-laws. The "Town Hall" meetings were again discussed. Anita stated they were very critical to the process. Homeowner JoAnne Bunnage stated that the individual identity and autonomy of the 8 neighborhoods must be upheld.

This led to discussion of individual neighborhoods not recognizing their role as a part of the whole association. Discussion was stated re: Bayberry's lack of participation. Sherry and Michael will meet with Bayberry Board before next board meeting re: issues that board feels necessary. Concerns arose over conservancy, overgrowth and maintenance of common areas including walls and signs.

Co-Chair of Pond Committee: Phyllis Mitchell stated she needs more time at meeting to give report.

Ponds remain on winter schedule for circulation. Treatments will begin for algae April 2008. Committee continues to look for licensed trapper for muskrats.

Committee is taking bids for proposed drainage project in the Sweetbriar Community Property below the drainage culvert, to be completed by June 2008.

Old Business: Motion #1

Fence along Graham Drive and Henderson was discussed. Motion was made by Sherry, seconded by Michael. Fence contract is with Value Fence in the amount of \$4995.00. Contract was approved.

Motion #2

Clearing for fence line in the amount of \$600.00 was also approved. Sherry made motion, Michael seconded. Both motions passed (4) votes yes. Nancy voted no because homeowners who want Winslow Farm dissolved do not want more common property built.

New Business: Motion #3

Trash Clean up bid to Mickey Smith for clean up along Henderson, Graham, and Wylie Farm Rd. Sherry made motion, Michael seconded. Motion passed.

New Business:

Signs in Laurelwood and New Bent Tree: Nancy will get bids from Delphi Signs.

Discussion re: purchase of repo home in Laurelwood with reserve funds.

Equipment investment, i.e power washers, snow blowers.

Motion #4

Sarah made Motion, that the Winslow Farm Homeowners Association find a solution for ponds #6 and #7 to meet city code #14.36.160 no later than May 30, 2008. Nancy seconded, discussion was made and motion passed (5) to (0).

Homeowners Comments and other issues discussed:

Michael questioned conservancy issue at Bayberry, who and when property was deeded to Bayberry? Consensus of board is to investigate legality of this.

Board and homeowners present discussed:

Condition of rental properties, problem with dog waste in yards and curbs not being picked up and dogs running loose in neighborhoods.

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MEETING ADJOURNED 8:20pm