

Winslow Farm Community Association, Inc.
Monthly Board of Directors Meeting
Thursday, May 1, 2008 Monroe County Library - Room 1C

Meeting called to order at 6pm. All Board members were present. Sherry welcomed Homeowners present and reminded them that this is a working Board meeting and that Homeowner comments' will be welcomed at the end of the meeting.

April Minutes were approved with corrections: Corrections to the April minutes by Nancy regarding no vote on fence should read "homeowners who are concerned about dissolving the corporation" and "homeowners saving \$10,000". Nancy questioned formal action on what we are doing with the "saved" \$10,000" referred to by Anita. Sherry noted there was a disagreement as to money being "saved" or just "unspent". Sherry agreed we remove line in minutes and Board will consider this at later date. Nancy questioned if we have written committee reports attached to April minutes as we did ask for this at previous meeting. Wording about website was questioned and revised. Sherry stated that since we do not have a secretary that in the future the Board member in charge of minutes is also in charge of the agenda and in charge of booking the library room for the meeting.

Financial Report was not complete as all bank documents for last month have not arrived and we are in the process of transitioning to new manager. Anita reported we paid bills: IRS installment, Aquatic Control annual bill, Duke Energy, Deckard Survey, for total outgo of \$7,000 leaving balance of \$43,000. Tax returns are filed. We are making estimated tax payments. Homeowner fee collections were questioned. All checks not balanced due to transition to new manager. Homeowner fee second letters have been mailed. Approval of financial report was postponed. No financial report attached. Anita stated she would get complete financial report out to Board mid-month with update of homeowners unpaid.

Pond Committee Report by Phyllis Mitchell, Chair, Laurelwood: We have received a bid for the repair of the ruts in the Sweetbriar woodlands (dry pond) area. One bid from Scotty Duke for \$5,380. Bobber in wet ponds to trigger sump pump is no longer working. Earthquake may have triggered a leak in the pipes. Water level dropped in ponds drastically. In the MCV wet ponds we have one fountain pump that is not working and one that cannot be tested as the electric outlet is not working. The committee is working with Bob Ensman from Sherbrooke on bubblers, pond depth, etc. Windmills created by IU art students are being discussed. Star Electric will look at the sump pump bobber situation and will give a bid on repair. The committee has contacted Hilltop Nursery and would like to see the "mudflats" in pond number 3 in MC converted to a rain garden or creek way. The committee applied left over aqua shade and is waiting for aqua shade which the board approved last month to be supplied so it can be added to the wet pond system. The liner bubble in pond number 4 in MC is still being evaluated. Sherry asked for another bid on dry pond area and more understanding of what actually is being proposed by contractors. She would like to see a graphic of this project. Board discussion favored a staged approach to this erosion control project beginning at the culvert (below Kim Stuart home) and moving in stages towards Graham Drive. Sherry prioritized the pond committee's work as 1.) dry pond; 2.) sump pump bobbers; 3.) bubblers in wet ponds; 4.)rain garden/ water garden. Board will wait for all members to actually review the dry pond project area in person and a second bid on the project. Board discussed fence suggested by Julian running from existing green chain link along west side of MCV. Board has 2 bids for that fence. One from Value and one from Doug Shirley.

Documents Committee Report by Joan Lewis, Bent Tree: The committee has submitted the first draft of changed By-Laws to the Board and a meeting has been scheduled with the Board to discuss changes. After Board meeting and revisions there would be a version of the document to present to homeowners for input. The committee has redefined what the Board is and does, removed redundancy, inserted cross references, etc. Next they would work on Declaration removing all reference to developer and making both documents coordinate well. They will work on definitions, making them more specific. They will work on the verification of common property. They want to improve readability of documents. They are working on legality and enforcement of restrictions (satellite dish, solar panels). Nancy stated that we need to make sure these documents facilitate “greening” the neighborhoods.

Communications Committee Report by Louise O’Conner, Chair, Olde Mill: The first 2008 newsletter is in the mail and posted to the WF website. Phase I of the website is complete with newsletter, committees, documents and survey. The purpose of the survey is to create a list of homeowners who will receive newsletter via email thus saving postage. Phase II will be the 8 neighborhood sections. List of contractors for lawn care, babysitting, etc. is planned.

Landscape Committee Report by Sherry: Landscape committee needs members and a chair. Sarah and Sherry will meet 10am Saturday to plan with landscaper Mickey Smith new perennial plantings in common areas.

Neighborhood Architectural Committee Reports: New Bent Tree presented request for Board Action signed by residents in New Bent Tree. Bent Tree reported several requests from homeowners for fences, etc. are in the works. Request form is waiting for newsletter to go out and volunteers to come forward to fill all committees. A Laurelwood neighbor asked about rules regarding roof replacement in our documents. Roof rules may not be in covenants and perhaps should be added to the revised documents. Why worry about the color of the door if homeowner can change the look of the roof (much greater visual impact)?

Old Business: Signs for Laurelwood and New Bent Tree Neighborhoods. Sherry discussed locations that might be appropriate for those signs. Placement is a challenge. New Bent tree sign could be placed on stone retaining wall (Brittain home) but then that wall becomes common property and WF must care for it. The absence of a WF sign at the entrance to WF on Azalea was discussed. All other entrances do have WF signs. Eyebrows and traffic calming islands were discussed as possible sign locations. Bayberry homeowner suggested that homeowners allow signs on private property. Nancy suggested the Bayberry conservancy as a sign location for New Bent Tree sign. Sarah questioned if the Board would meet the May 30 deadline established to meet city code requirements of less than 36 inches of water in the wet pond system. Sarah asked if anyone is working on this issue. Sherry said construction of something to decrease water level is being looked at. We need to decide if we are going to spend homeowner money on fence or on lowering water levels. Explanation made to homeowners present that we were talking about city code. Anita reminded us that this is a city code that is not enforced.

New Business: Graduated annual fee schedule was introduced and a committee was formed. Committee consists of Board members Anita Douglas and Nancy Szakaly, manager Carol Damon, Landscape Committee Chair, Carol Sylvester and Documents Committee Chair Joan Lewis. This committee is charged with breaking down long term costs of maintaining WF common property and

suggesting weighted fees for each of the 8 neighborhoods. Fencing between Azalea Lane neighbors and Bayberry Conservancy was discussed. (Nancy stepped down from her role as Board member as her home is impacted by this problem.) New Bent Tree neighbors expressed concerns of fence not meeting WF requirements, being paid for with WF monies, and the unfriendly/unprofessional manner in which it was installed. Bayberry Board members offered to repay monies to WF and meet with Azalea Lane neighbors to discuss a more acceptable fencing solution. A majority of WF Board members seemed to have the opinion that once a fence was approved by a Board, that fence was acceptable, even if out of compliance with WF covenants. The issue of rip rap in a homeowner yard in Olde Mill neighborhood was discussed. The rip rap was added to the yard by a previous WF Board. The rip rap is causing erosion and the homeowner requests that it be removed. Sherry offered to speak to the City about this problem. Painting street signs was discussed. The Board decided to approach the city of Bloomington and ask that they supply city street signs in the few locations where, currently, developer signs exist.

Homeowner Comments: Discussion included safety around wet ponds, fencing, homeowner input when fencing is discussed that impacts neighbors, kids playing in/around ponds, ownership of land around ponds (WF) and the costs of lawn mowing, fertilizer, snow removal that is currently being paid for by Moss Creek and Moss Creek Village homeowner associations.

The following homeowners attended this meeting:

Mark Levenda,
Janet Brinkworth
Zak Montgomery
Jan Zimmerman
Carol Sylvester
Beckie Owens
Linda Trojanowski
Tim Callahan
Phyllis Mitchell
Joan Lewis
Rose Mahern
Kim Stuart
Jarod Johnson
JoAnne Bunnage
Lee Formwalt
Marilyn Bourke
Susan Stein