

May 2, 2007  
Winslow Farm Community Association, Inc.  
[www.winslowfarm.info](http://www.winslowfarm.info)

Board of Directors Special Meeting 5:30p.m.

Board Members Present: Sherry Knighton-Schwandt, Nate Peterman,  
Bob Slizs, Nancy Szakaly  
Board Members Absent: Tana Nikirk  
Guests: Patty Frensemeier, Hills O’Brown Management Company

**Action Items:**

1. Monthly Board Meetings:  
Beginning June 6, 2007, all WF Board of Directors meetings will take place on the first Wednesday of each month from 5:30 – 7:00 pm at the Monroe County Library.
2. Responsibilities and Duties of Hills O’Brown Management Company:  
From January – May 1, 2007, HOB, has assumed the role of bookkeeper which included reconciling the current finances with past accounting records, collecting annual homeowners’ fees, providing financial updates and paying bills.  
Beginning May 2, 2007, HOB will assume the following additional responsibilities:
  - Log-in all calls received from WF homeowners
  - Provide a financial report for each board meeting.
  - Work with the Treasurer to determine best use of funds for earning interest on accounts.
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3. Assistant Treasurer Position:  
Beginning May 2, 2007, Nate Peterman, newly elected member to the Board of Directors will assume the role of Assistant Treasurer.
4. Common Water Faucet:  
A motion was made by Bob, and seconded by Nancy, to have the City of Bloomington Utilities turn off the common water faucet in WF.  
Motion Passes
5. Unpaid Bills:  
A motion was made by Sherry, and seconded by Nate, to give Patty permission to pay the following unpaid bills:
  1. Electric Bill -- \$433.73 past due; \$127.79 current (Pond Pump)
  2. Electric Bill -- \$49.56 (\$11.02 current) (WF sign)Motion Passes

6. Pond Pump Operation:

A report from the pond engineer, from Bynum Fanyo and Associates, Inc. recommended running the pump only three hours each day, with some variance due to precipitation and season. The board was not comfortable making such a drastic change as a first step, but is committed to working toward the most cost-efficient solution to maintain a stable pond ecosystem. A second report from Bob Ensmann, chemist, and homeowner in Sherbrooke Place, is forthcoming, and will be used in concordance with the report from Bynum Fanyo and Associates, Inc. to develop an environmentally-sound and economical maintenance program for the ponds.

Motion was made by Sherry, and seconded by Nate, to instruct Star Electric to program the pond pump so that it would run half of the normal allotted time prior to its being turned off in February and be run intermittently for no less than 8 hours per a 24 hour cycle. This would be monitored and adjusted up or down depending on effectiveness, but the ultimate goal is to decrease the use of electricity for the pond pump. Motion Passes

7. Taxes:

8. Insurance:

Nate agreed to review current insurance held through First Insurance Group.

Respectfully submitted,  
Sherry Knighton-Schwandt  
May 3, 2007