

Winslow Farm Community Association, Inc.
Board of Directors Meeting Minutes
Wednesday, February 28, 2007
5:30 pm Monroe County Library

I. Call to Order

The meeting was called to order at 5:30 pm.

Board Members Present: Nancy Szakaly, Sherry Knighton-Schwandt, Bob Slizs
Board Members Absent: Tana Nikirk
Homeowners Present: JoAnne Bunnage, Anita Douglas, Joan Lewis, Linda Trojanowski, Rose Mahern, Don Wagner, Nate Peterman,
Hills O' Brown Management Company: Patty Frensemeier , Sue Thompson
Guest: Isabel Piedmont (City Council Nominee)

II. Approval of Minutes

Motion was made by Bob and seconded by Sherry to approve the minutes from January 30, 2007.

III. Financial Report

No financial report was provided.

Motions:

- A motion was made by Sherry, and seconded by Bob, to a) repair the wooden walkway damaged by automobile on 2/15/07 and repaired by contractor Randy Nyberg for \$300.00 which will be reimbursed by Travelors Auto Insurance (claim # UTE 6369); and to b) pay Monroe County Recorder \$8.00 for copies of plat maps.
Motion Approved
- A motion was made by Sherry, and seconded by Bob, to have BKD prepare & file tax returns for corporation using only 1099 supplied by the bank.
Motion Approved

IV. Property Manager Report

- Patty Frensemeier from Hills O' Brown reported that out of the 416 homeowners, 305 have submitted their annual dues. Follow-up to homeowners who haven't submitted dues will be forthcoming.

V. Legal Report

No legal report was provided.

VI. Committee Reports

- Landscape Committee:

- JoAnne Bunnage voiced concerns regarding litter at the entrance to WF off of Henderson Street. She contacted Curry to provide blue 'city' bags for easier disposal and pick-up.
- JoAnne discussed the possibility of applying for a City of Bloomington Neighborhood Clean-up Grant that would help defray the costs for keeping Winslow Farm clean by incorporating trash receptors and paying city staff to clean-up the neighborhood.
- JoAnne also reported that contracts were out for bid for mowing, trimming, mulching, and planting seasonal annuals.
- JoAnne suggested a Neighborhood Volunteer Clean-up Day on April 23.
- Anita Douglas suggested that wood chips be used around common areas.

Motion:

- A motion was made by Sherry, and seconded by Bob, to have the Landscape Committee of Winslow Farm make application for a 2007 Neighborhood Clean-Up Grant. Motion approved.

Motions:

- A motion was made by Bob, and seconded by Sherry, to create a sub-committee of the Landscape Committee to study the retention & detention ponds. Volunteers for the committee are Jeff Thomas, Phyllis Mitchell, Rose Mahern, Jenny Perkins, Sherry Knighton-Schwandt, and Nancy Szakaly. Motion Approved
- A motion was made by Bob, and seconded by Sherry, to recognize neighborhood architectural committees for:
 - New Bent Tree: JoAnne Bunnage, Lee Formwalt, Nancy Szakaly
 - Sweetbriar: Tana Nikirk, Pete Bucklin, Sue McClary, Mike Westphal
 - Laurelwood: Maroof Quarashi, Eileen Workman, Joe Hren, Carol Sullivan
 - Bent Tree: John Bailey, Sheaghan McConnaughy, Anna Weigand
 - Olde Mill: Erika Edens, Phyllis Koehnlein, Marcia McCracken, Brian Oeding

VII. Reports from Condominium Boards

- Moss Creek Village
 - Rose Mahern reported that residents in the Village would soon be faced with the replacement of roofs which has recently been initiated in Moss Creek.
 - Rose also raised concern about pond maintenance and provided a history on the creation of the ponds and long-term neglect. Nancy provided information regarding the costs for dredging the ponds which could entail replacing the old liners with new liners. The estimated cost could be as high as \$50K. Sherry recommended that someone from the School of Public and Environmental Affairs be consulted about pond management, and she volunteered to invite someone to assess the situation.

VIII. Reports from Neighborhood Boards

No reports were provided

IX. Old Business

- Communication to Homeowners
 - Nancy discussed the possibility of ordering a “Danger” or ”Keep Out” sign from Delphi Signs for the ‘sink hole’ in Sweetbriar neighborhood to avoid someone from being seriously injured.
 - The board discussed issuing a newsletter to all homeowners on a quarterly basis and to take advantage of its website presence for all communications.
 - There was discussion about placing information kiosks in WF that would provide those without access to the internet a hard copy of current news from WF. Several attendees voiced concern about adding permanent structures like this to the landscape.

X. New Business

- Information to Homeowners from Real Estate Agents
 - Discussion occurred about the importance of potential buyers in WF understanding the nature of being part of a homeowners association, and receiving a copy of the Association’s Bylaws. Who should provide the information was raised, i.e., listing real-estate agent, current owner/resident or WF Board of Directors. There was agreement that the BOD should encourage real-estate agents to provide this information. An appropriate motion will be formulated for March 28 meeting.

XI. Homeowner Comments:

- Concerns were raised by several homeowners about the hiring and payment practices that would directly benefit a Board member or her/his family member, and suggested that such practices could be viewed as a conflict of interest.

XII. Adjourn

A motion was made, and seconded, to adjourn the meeting. Motion carried and meeting adjourned at 7:15 p.m.

Respectfully submitted,

Sherry Knighton-Schwandt