

Winslow Farm Community Association, Inc.
www.winslowfarm.info
Board of Directors Meeting Minutes
Wednesday, March 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: Marcia Brammer, Dot Brown, Berk Brown, JoAnne Bunnage, Joan Lewis, John Lewis, Phyllis Mitchell, Ed Perkins, Jenny Perkins

II. **Approval of Minutes**

Correction to the February 28 minutes. Both Joan Lewis and Rich Weichart attended the meeting. Motion was made by Bob and seconded by Nancy to approve the minutes with correction for February 28, 2007 meeting

III. **Financial Report**

Hills O'Brown submitted a 1st Quarter Financial Report (see attached).

Entry for Baker Lawn Care and Curry Lawn Care – Sherry asked that service providers submit an itemized bill, including date/s of service so homeowners can better understand services provided.

Reserve Fund – Sherry asked that more detail be provided regarding this fund, i.e., interest earned on certificates of deposit, types of certificates of deposits held, etc.

IV. **Property Manager Report**

No property manager report given

V. **Legal Report**

No legal report was provided.

VI. Committee Reports

- Landscape Committee:

- a. Sherry acknowledged JoAnne's tireless efforts in working with Bayberry neighbors to remove the trash that often collects around the Henderson St entrance/ across from BHSS.
- b. JoAnne Bunnage explained that she would not be moving forward with making application for a City of Bloomington Neighborhood Clean-Up Grant funded through HAND. She learned that grants are given to city recognized groups and Winslow Farm isn't acknowledged as a group within that class.
 - JoAnne reported that five neighborhoods in WF have voiced support for keeping the common areas free of debris, and will plan to meet in the near future. She also suggested a 'Spring Spruce-Up Day.'
 - JoAnne raised concerns about old tires being left around the Graham Drive/Henderson St. area, and encouraged others to call the Mayor's office to raise awareness of the problem.

- Pond Committee:

- Jenny Perkins reported that several neighbors met at her home with IU Spea professor, Bill Jones, to discuss pond maintenance. Bill suggested that the pond committee meet with Bob Ensman, former chemist at IU, and homeowner and member of the Sherbrooke Place Homeowners Association. The pond committee visited with Bob and collected historical information about Sherbrooke Place's ponds, their goal statement, and pond management case study. Everyone agreed that this was a good model to follow in WF.
- Nancy explained that Bynum Engineering Co. was scheduled to fix the cracked PVC pipe but that they are waiting for the water to warm a bit and to recede for easier repair. They will look for any additional problems with the pipes.
- Nancy also reported that Baker Lawn Care will administer chemicals to treat the algae during the week of April 1.
- Other items discussed regarding the ponds included maintaining a non-mowed barrier at the pond edge to reduce inflow of lawn fertilizers that feed excess algae and plant growth, muskrat trapping, the need for the original engineering drawings of the pump/pipe system.
- Jenny volunteered to contact Winner/Stolberg to retrieve pond drawings, and will contact Hallmark Rentals to advise on mowing and fertilization around the ponds edges.

- New Committee Recommendations:

- By-Laws & Elections Committee – Purpose to evaluate, revise, rewrite By-Laws and Covenants and to set-up and oversee annual election.
 - Volunteers include: Joan Lewis, JoAnne Bunnage, and Matt Oliver
- Finance Committee – Purpose to evaluate finances, advise Board and prepare annual budget to be presented to homeowners at annual meeting.
 - Volunteers include: Charles Laughlin
- Newsletter Committee – Purpose to facilitate communication within the WF Community
 - Volunteers include: Shawna Ryan and Sheeghan McCoughney

VII. Reports from Condominium Boards

- Moss Creek: Jenny Perkins reported that Moss Creek will be replacing roofs of all homeowners over the next two years, beginning this summer with those roofs that show the most wear and tear.

VIII. Reports from Neighborhood Boards

- SweetBriar Architectural Committee: Berk Brown talked about the need to address the issue of yard and exterior home clean-up with homeowners or those who rent in WF
- Jenny Perkins suggested that each Architecture Committee compose a welcome letter to new ‘homeowners’ addressing “curb appeal.”

IX Old Business

Motion:

- Motion was made by Bob and seconded by Sherry to order a second warning sign for Sweetbriar drainage pipe from Delphi signs. Further resolved to install second section of protective fencing above exit of said drainage pipe which runs under the road and empties storm water runoff into Sweetbriar dry detention pond near Stuart home.
Motion passed

X. **New Business**

Motion:

- A motion was made by Sherry, and seconded by Bob, to pay \$773.75 to Duke Electric account # 62102837016 on or before April 4, 2007 for past due electric bills that were delivered to Hallmark and not forwarded to HOB, the Board or our current mailing address.

Motion passed

It was further resolved that the officers research this account with Duke, Star Electric and the WF pond committee for most efficient use of electricity.

Motion:

- A motion was made by Bob, and seconded by Sherry, to appoint Nate Peterman to fill the term of the empty Board position vacated by Ralph Jessup.

Motion passed

Motion:

- A motion was made by Bob and seconded by Nancy to accept the bid for powerwashing, staining & repair of WF walkways submitted by Professional Finishing for \$1340.00 to be completed as soon as possible.

XI. **Homeowner Comments**

Continued comments were made about the dry and wet ponds' long-term upkeep and management systems.

XII. **Adjourn**

The meeting adjourned at 7:15 p.m.

Respectfully submitted by Sherry Knighton-Schwandt
April 23, 2007