

Winslow Farm Community Association, Inc.
www.winslowfarm.info
Board of Directors Meeting Minutes
Wednesday, April 25, 2007
12:30 – 2:00 pm
Monroe County Library

I. **Call to Order**

The meeting was called to order at 12:30 pm.

Board Members Present: Sherry Knighton-Schwandt, Nate Peterman, Bob Slizs
Nancy Szakaly

Board Members Absent: Tana Nikirk

Homeowners Present: Dot Brown (Sweetbriar), Phyllis Mitchell (Laurelwood), John (Jack) and Ann Gloye, Ralph Jessup, Joel and Patti Meier, Jenny Perkins, and Linda Trojanowski (Moss Creek).

Sherry welcomed Nate Peterman to the BOD, replacing Ralph Jessup.

II. **Approval of Minutes**

Motion was made by Bob, and seconded by Nancy, to approve the minutes from March 28 with the following amendment:

Include the other two bids associated with the motion to accept the bid from “Professional Finishing” for powerwashing, staining, and repairing wooden walkways.

- Dan Bright Bid = \$1,650.00
- Donny Pruett Bid = \$1,285.00

III. **Financial Report**

Provided by HOB Since March 31, 2007 quarterly report:

- 395 out of 416 homeowners have paid their annual fees
- List of unpaid homeowners provided
- Bank balance as of April 24 - \$61,238.98
- Two bills paid since March 31:
 - \$1,306.25 Hills O’Brown Property Management – Jan/Feb 2007
 - \$435.35 Professional Finishing for installation of (2) small fences at Sweetbriar culverts

Sherry suggested that Hills O' Brown submit a monthly financial statement to the BOD, which would include encumbrances.

Jenny explained that it was helpful in past years to have a budget and allocate a percentage of funds for each category of spending, and then show the percentage spent on expenditures against budgeted amount for category of spending.

Motion was made by Bob, and seconded by Nate, to accept the financial report.

IV. Property Manager Report

Property Management report given under financial report.

V. Committee Reports

- Landscape Committee:

- On behalf of JoAnne Bunnage, Nancy reported that the Landscape Committee is working on a Housing and Neighborhood Improvement Grant.

- Pond Committee:

- Nancy provided an update on the wet and dry ponds. Bynum Engineering is scheduled to fix the cracked pvc pipe located in pond # 6 this week, followed by Star Electric fixing the electrical box and making sure the pump is working properly. She indicated that Bynum's criteria for making repairs in the pond included good weather conditions, warmer water temperatures, and rate of water flow.
- Baker Lawn Service administered the first treatment of copper sulfate to the ponds on Saturday, April 21 and will spot check on April 30.
- The BOD continues to receive helpful advice from outside experts on pond management, i.e., Bill Jones from IU/SPEA, and Bob Ensman, Sherbrooke Place
- Nancy explained the issues surrounding the dry pond in Sweetbriar which needs attention in the areas of drainage, overgrowth, trash and debris, and waterflow. Nate recommended that the pond and landscape committees work together to come up with a cost recommendation for improvements that can be presented to the BOD at its May meeting.

VI. Reports from Condominium Boards

- Moss Creek: On schedule to begin replacing roofs. First assessment is due May 1.

VII. Reports from Neighborhood Boards

- Sweetbriar: Dot Brown reported that she contacted city inspectors and they will be making a visit to Sweetbriar to look at the ditch behind Sweetbriar court. Neighbors responded favorably to a letter she distributed encouraging them to keep the exterior of their homes well groomed.



VIII. Old Business

- Raingardens: More research has been done on the possibility of creating a rain garden in Moss Creek Village. Board members will continue to consult with soil and water conservation offices.
- Doggy poop bag structure: Everyone was reminded that the city has an ordinance about not picking up after one's dog and disposing of the poop properly. It was suggested that the WF newsletter include a reminder about the ordinance and to encourage homeowners to comply. Nancy pointed out that this problem has resulted in a high incidence of e-coli bacteria in waterways throughout the country and that we need to be concerned about it affecting our ponds as well. Homeowners spoke against the structures and said that many times they end up being used as trash receptacles, making them look quite unkempt. Who would empty the containers?
- Dry-pond clean-up: See Pond Committee report
- Wet pond update: See Pond Committee report

IX. New Business

- Use of clothes line (New Bent Tree Request). Nancy explained that the board will most likely receive future requests to be more environmentally conscious (green) and this is one that we might consider. Future discussion will occur upon receipt of recommendation from architectural committee in New Bent Tree.
- Home Up-Keep – Nancy talked about the importance of confirming the exterior paint color palette for single homes, and has asked all neighborhoods to submit paint colors and numbers so they can be posted on the website and communicated through the newsletter. She also mentioned that roof shingle specifications need to be confirmed and communicated as well.

X. Homeowners Comments

Joel Meier and other homeowners voiced concern over the perceived lack of attention to the wet ponds and that it was essential for the board to stay on top of the situation. Ann Goyle asked about the chemicals being used to treat the ponds and lawns, and the consensus was that the community should develop a list of chemicals being used and communicate the information to homeowners via the website and newsletter. Jenny Perkins mentioned the possibility of dredging ponds #1,3, and 7 and Sherry mentioned it's been recommended that dredging occur in August when it

is more dry to avoid the lawn being severely damaged by equipment. Patty Meier provided an historical summary on the city's involvement in helping the board with pond maintenance and suggested that the board contact Hallmark for any background information.

Other comments concerned the role of Hills O' Brown and whether they should be tasked with calling homeowners about property violations. Most agreed that this should not be the responsibility of the BOD to handle.

XI. Adjourn

The meeting adjourned at 2:05 p.m.

Next Meeting: May 30 – 5:30 – 7:00 p.m. Monroe County Library, Room 1A

Respectfully submitted by Sherry Knighton-Schwandt
April 25, 2007