

Winslow Farm Community Association, Inc.
www.winslowfarm.info
Board of Directors Meeting Minutes
Wednesday, April 25, 2007
5:30 pm Monroe County Library

I. Call to Order

The meeting was called to order at 5:35 pm.

In attendance were Board Members Nancy Szakaly, Nate Peterman, and Sherry Knighton-Schwandt. Absent, Board Members Tana Nikirk & Bob Slisz. Hills O' Brown Property Management's Patty Frensemeier and Dena Shively were also in attendance.

Several homeowners were in attendance. A sign-in sheet was passed.

II. Approval of Minutes

Motion was made by Sherry, and seconded by Nate, to approve the minutes from April meeting.

The motion passed 3-0.

Motion was made by Sherry, and seconded by Nate, to approve the minutes from May meeting with one correction (pond pump needs to run for four hours).

Motion passed 3-0.

III. Financial Report

Nancy then asked Patty to read the Financial Report. Patty read the financial report for both April and May, and answered any questions relating to the report asked by the Board and Homeowners.

Sherry requested that Patty do a more detailed report, itemizing every expense. Also requested was a break down of income.

Motion was made by Nate, seconded by Sherry to have HOB prepare a more detailed financial report.

Motion passed 3-0.

Patty stated that she could provide copies of every bill along with the Financial Report upon request.

IV. Committee Reports

Dog Park Committee:

- Kim Stuart, Sweetbriar, gave a detailed report of the proposed WF dog park.
- After much discussion about the pros and cons of having a dog park, the Board recommended that the committee find out if a majority of the owners want a dog park. 2 suggested locations for a dog park are (a) Sweetbriar dry pond common property, and (b) wet pond number 7 common property.

Pond Committee:

- Rose Mahern gave the pond committee report.
- Baker Lawn Service will continue to monitor plant growth and provide chemical treatment of the ponds.
- The dry pond/creek areas in Sweetbriar which need attention in the areas of drainage & overgrowth were again discussed.
- Nancy asked the pond committee to prepare a list of criteria for maintaining the wet and dry ponds. There was discussion about what property is owned by the Association. The Board decided to order a title search.

By-Laws Committee:

- Joan Lewis gave the bylaws report. She stated that sixteen documents govern Winslow Farms, and that they need to be updated, as some do not apply. She said she would research this and report back to the Board. She also stated that in order to change a Declaration you need 75% of the homeowners in agreement, and 51% for the Bylaws, and they must be recorded.
- Sherry stated that each neighborhood should have equal representation on the Board, and suggested Joan research a covenant change.

V. Old Business

Nate made a motion to approve an additional amount on the bill for the refinishing of the wooden walkways by Professional Finishing.

Sherry seconded.

Motion passed 3-0.

Other items of discussion under old business were:

The list of paint colors, no trespassing signs. No action taken.

VI. New Business

Nate made a motion to approve an additional deposit to Duke Energy.

Sherry seconded.

Motion passed 3-0.

VII. Homeowner Comments

Meeting was adjourned at 7:15p.m.

Next meeting is scheduled for July 5, 2007 at 5:30p.m.