

Winslow Farm Community Association, Inc.

Board of Directors Meeting

Tuesday, August 14, 2018

6:00-7:30 PM

Capital Realty Inc.-Conference Room

MEETING MINUTES

Board Members Present: Jeff Landfair, Sandy Martin, Charles Steele, Amy Stupka, Gary Wiggins

Property Manager: Carole Damon, Capital Realty, Inc.

Guests: Lynn Struve, Ted Boardman, Linda Trojanowski, Linda Burton

I. Meeting Called to Order at 6:02 by Jeff Landfair

II. Homeowners Comments:

Lynn Struve: Expressing concerns about weeds surrounding ponds and landscaping sections that were tended by residents in the past but now becoming overgrown and unsightly. Informed that Nature's Way (Zack Young) will be pruning landscaping sections in the near future.

Ted Boardman comment: WFCA should weed around ponds because it's "our property"

Linda Trojanowski: Question about spraying ponds for algae. Informed that Aquatic Control sprayed ponds recently.

Linda Burton: We should maintain area around the ponds by allowing it to grow and support wildlife etc.

III. Pond Report

a. Pond Committee: Two members will be added to the pond committee-Marcy Miller (New Bent Tree) and Gary Wiggins (Olde Mill). Gary Wiggins will be handling scheduling of meetings and other secretarial duties. Disappointment about rate of progress and leadership's sensitivity to committee members concerns was expressed.

b. Pond 7 hole: Hole behind drain basin needs investigation to secure integrity of the drainage. Lester will investigate the issue when the pond level drops so they can dig out the hole to see where the water is going. Carole to follow-up with Lester to expedite assessment of issue since costs of this repair may impact the timeline of other budget considerations.

c. Davey Report: Needs follow-up.

IV. Consent Agenda

a) Minutes July 24, 2018:

Motion-Amy Second- Gary Passes

b) Financial Report:

Motion- Jeff Second- Sandy Passes

V. Task Registry:

a) Street Signs: Estimate is \$400 per sign, approximately \$2400 for six signs. Signs to be replaced in October unless Pond 7 repairs requires immediate attention in which case sign replacement may be delayed due to budget constraints.

b) Concrete Repair/Stamping in Sweetbriar: cost estimate and amount budgeted: \$9,000. Work to commence as soon as Pond 7 repair needs are determined. Board priorities: 1) Expedite assessment of Pond 7 needs 2) Concrete repair and 3) Sign replacement

VI. Unfinished Business:

a) Neighborhood Block Party Recap: Gary Wiggins, committee chair reports that party was a very great success with approximately 80 attendees .One suggestion by a resident/attendee was for a recycling bin to be made available at next party. \$888.48 final party cost. Committee to report in more detail at next month's board meeting.

VII. New Business:

a) 2019 Budget: Board decided unanimously that 2019 dues will be raised by \$10 per household to allow for additional funds for Community Activities and Reserves.

VIII. **Annual Meeting**, Discussions with Sherwood Oaks Church is underway regarding Fellowship Hall. Thursday in mid or last week in October planned tentatively. Year-end financials. Letter announcing time/place will be complete by the next board meeting.

IX. **Exterior Alterations Request:** None

X. **Neighborhood Committee reports:** None

Larry Asken contacted manager regarding concerns that another Laurelwood resident is renting his home out as an Air B and B. Larry Asken was invited to attend board meeting to begin process of passing restrictions on use of homes for Air B and B, but resident did not attend.

Adjourn: 7:10

Motion- Amy Second- Jeff Passes