

Winslow Farm Community Association Board Meeting June 5, 2008

Meeting was called to order by Sherry at 6:05 P.M.

Minutes were not approved due to Sherry and Anita being unable to open word document.

Financial Report was given by Anita. Approximately 30 homeowners have not paid for 2007. Some of these are unpaid from previous years also. Second letter will be going out to remind homeowners again that they are delinquent. If the homeowners do not pay then small claims proceedings will be filed. Nancy suggested that we check with court records to see if we have any previous suits ongoing. Question asked: have we collected fees from home in Laurelwood that was sold at Sheriff Auction. Anita answered: we have not... Homeowner asked why stake survey was charged to pond maintenance. Sherry stated that it should go under professional services. Nancy suggested that we were mid-way through the year and we need to go over our budget and see where we are financially on each category. Sherry agreed that we would have this done by next board meeting in July. Sherry also wants to discuss transfer of monies from some categories to others as needed. Nancy stated that we had decided last month to discuss this month what we were going to do with money saved from year of 2007. Also discussed was fact that fence was charged to maintenance and repairs category and that left very little in that budget. Agreed by all that we will be spending most of July meeting reviewing our budget. Homeowner asked why, if there is money left in the budget at year end, is the money not used to offset next year's homeowner's assessments? Sherry stated that in lowering fees we do not have a realistic view of what it costs to operate an association like ours and the money left over should have been spent on items in 2007. Again Nancy stated we still needed to decide how to use the funds left over from 2007.

Financial report was approved by the Board.

Documents & Election Committee Joan Lewis

Changes to bylaws are complete and they are working on the Declaration and are waiting for final identification of all common property owned by this corporation. Sherry added that these proposed changes to the Bylaws and Declarations will be available to the homeowners and they will have ample time to respond to what this committee has done. All homeowners will receive notices of time and place of meeting and after they have reviewed proposed changes homeowners will have a chance to express their concerns and questions to this committee.

Copies of these documents will not be mailed to homeowners because of cost, but they will be available at the homes of board members, office of Management Company, and on our website. Tentatively (3) meetings have been scheduled for the month of July to accommodate all homeowners and a Special Meeting August 21st for homeowners to vote on proposed Bylaws and Declaration.

No board action was taken.

Question from homeowner: Why do we not wait until November annual meeting?
Sherry stated that it would be too many items on agenda for one meeting. Anita wants voting to be done before annual meeting to make sure things are done properly at annual meeting. Voting for proposed document changes may be done by proxy. Sherry stated that hopefully by the time of Special Meeting in August we will have a proportionate fee structure to offer and this would be 2 major items to encourage more homeowners to respond.

Joan Lewis explained her rationale for rescinding “Rules and Regulations” :because they are in the Declaration and Neighborhood Covenants.

Motion was made by Nancy with second by Michael to rescind “Rules and Regulations of 1996”..

All board members approved this motion.

Communication Committee Louise O’Connor

Reported only 30-40 people responded with email addresses to survey. No new volunteers for committees came forward. Sherry announced that this committee will be responsible for sending notices to homeowners regarding upcoming meetings. Discussion about how to notify homeowners pursued and decided more discussions were in order to finding appropriate way to correspond to all homeowners.

No board action was taken.

Landscape Committee Carol Sylvester

Carol has been unavailable to help on this committee because of personal reasons but stated she was ready to assume her duties. Sherry and Carol will discuss this at a later meeting. Plant watering was discussed and Sherry decided to ask our Lawn Care Company. to do this.

Homeowner has requested the Associaion repair the stone sign post and stone wall behind his home at corner of Hickory Stick. and Winslow Farm Road. This is the stone post for the Bent Tree sign. A bid from Baker Stone was obtained for \$875.00. Nancy stated that we really don’t know if this is common property, and if it is then we have to repair stone wall at Azalea and Wylie Farm Rd. and install a new sign. Sherry agreed. After noticing our budget for maintenance and repair was gone Nancy asked how motion was going to be made. Question arose if money would come from reserve fund. Anita suggested moving fence expense to reserves and paying rock repair from Maintenance and Repair. Further discussion was referred to July meeting. However all decided that if we come to end of year and we have no money in our budget and we need funds then at that time major repairs would then be shifted to reserve funding.

Anita made a motion to repair Bent Tree sign post and stone wall. Sherry Seconded , Mike voted yes. Sarah and Nancy voted no. Reason for no votes: until area is confirmed to be common area money should not be spent. Also, Nancy reminded board of earlier time when residents with stone walls inside their property lines with steps into Winslow Woods asked for help to repair and were denied by previous Board. Sherry stated that her policy is to repair those walls in public view.

Neighborhood Architectural Committees

Bent Tree Marilyn Bourke stated she needed forms to give homeowners when they want to make changes to their property. Nancy said she had been waiting for newsletter to go out to see if more volunteers came forth from neighborhoods that do not have representatives but will proceed since no new people responded from the survey.

New Bent Tree Nancy Szakaly stated homeowners were inquiring about storage shed requirements. Review of covenants seems to allow storage sheds. New Bent Tree Board decided to try to get designs for acceptable outbuildings. Question from homeowner: why shouldn't these specifications be added to covenants along with specifications regarding roof colors and materials.

Laurelwood Carol Sylvester stated she had identified where water was flowing from Graham Drive into their neighborhood and asked if this should not be the City's responsibility to remedy. Sherry will email Pat Murphy and let him know of this finding and hope he will help solve this ongoing problem.

Pond Committee Phyllis Mitchell

Phyllis reported: due to advice from Pat Murphy and Phil Peden, City Utilities Dept, she has cancelled any further action for rip rap placement. The natural state of plants and grass are the best way to stabilize water and soil runoff. Sherry suggested plantings around area for aesthetic purpose.

No board action was taken.

Phyllis suggested all business regarding ponds be referred to one company to simplify transactions for removing, installing, and maintaining pumps and fountains.

No board action was taken on this issue.

Reported leak at weir between pond 3 and 4 and need to call repair for this.

No board action was taken.

Homeowner Mark Leverdt at Old Mille asked for change of fence at bridge near his home to be changed to stop clogging and help water get through bridge without backing up into his yard. He also requested routine cleaning of the fence from debris. Jan Zimmerman from pond committee had bids for re-working fence. Sherry decided to ask our landscape company to re-work this fence.

Mark also asked that since the debris on his property was due to our fence that we supply cleanup of debris in his yard from the most recent storm event.

Motion made by Sherry to have flood debris removed from this yard, seconded by Sarah. All Board members voted to approve this cleanup.

Phyllis requested up to \$5,000. for new fountain and stated they would need another one next year. Sherry asked the committee for bids.

Phyllis said the Pond Committee. was asked last year to set standards and it seems not everyone is complying with them regarding grass clippings going into ponds. Phyllis asks for Aqua Shade to be purchased and applied. Costs to done by Aquatic Control is \$330. per application or \$180.00 if done by Pond Committee/homeowners.

No board action was taken.

Homeowner Comments: Discussion of notices going to homeowners about overgrown yards and other related issues should be discussed and policies put in place. Question was asked if fountains were for oxygenating or aerating. Pumps at ponds are now running 8hrs. per day.

Meeting adjourned at 8:30 P.M.

Homeowners Present were:

Mark Leverdt	Susan Stein
Ann Gloye	Don Wagner
Dudley & Julie Yeoman	Dot Brown
Jeanne Speakman	Jan Zimmerman
Joan Lewis	Phyllis Mitchell
Louise O'Connor	Carol Sylvester
Rose Mahern	
Marilyn Bourk	

Executive meeting June 5, 2008 at 5:30 P.M. MCL

Meeting was called by Sherry via email on June 4, (at the MCPL tomorrow at 5:30 prior to our meeting at 6:00) for Thurs. June 5, 2008 regarding the resignation of Michael Porter, on May 28, 2008, from Winslow Farm Association Board of Directors.

Present: Sherry, Anita, Nancy, Sarah and Michael.

Meeting commenced at 5:30pm and Michaels resignation was accepted by the Board.

Sherry suggested 3 homeowners. Nancy & Sarah suggested 1 each. The Board discussed and agreed that if possible the replacement should come from Laurelwood or Sweetbriar.

Nancy and Sarah suggested that the candidates that lost on last election of officers would be the most logical candidates if they were still interested.

Discussion of possible candidates followed and Sherry will call to see if any would be interested in serving on this board.

Meeting adjourned at 6:00 P.M.