

**Winslow Farm Community Association Meeting**  
November 25, 2008 MCPL Room 1A

**Meeting called to order. All board members present.**

**October board meeting minutes approved 3-1**

Anita votes no because the minutes are brief

**November 10, 2008 Special Board minutes approved 3-1**

**Financial report read and approved 4-0**

Board thanked Carole Damon for her work on getting documents to match budget.

Question is brought up about Workers Comp section. Carole Damon will check into it.

3 Homeowners still outstanding on dues, and Carole will now file the small claims.

**Motion to approve contract to have Toby Prince, CPA, prepare year end tax documents for \$300.00 (may cost more, and board will approve additional at that time.)**

Maker: Nancy

Second: Sarah

Passes 4-0

**No Committee or Neighborhood Reports**

**Old Business: Pond standards:**

Nancy presented pond standards for approval. She would like them to be on the ballot for approval by homeowners. Discussion took place as to whether homeowners needed to approve them, or if the board could just approve them. Pond Committee and Documents committee always expected the standards to be approved by the homeowners.

**Topic Tabled for vote till Dec. meeting.**

**Bayberry Fence:**

Discussion takes place of a need to resolve this issue soon, and amicably.

**Motion made by Carol to send letter to Bayberry asking for them to account for the dollar amount they sent since it does not go along with Winslow Farm minutes. Also, for the fence to be removed since it is out of compliance.**

Maker: Carol

Second: Sarah- but she wants a fence standard set

Discussion took place that money being returned and fence removal would be unfair to Bayberry. All board members feel the situation needs to come to a resolution.

**Motion amended by Anita to have a letter sent to Bayberry requesting documentation for dollar amount sent, and to look into replacing existing fence with a split rail fence. Cost for new fence to be shared between Bayberry and Azalea Lane 50/50.**

Maker: Anita Second: Sarah

Passes 2-1

Nancy abstains since she is an Azalea Lane resident affected by the vote.

Carol votes no on the grounds of it including a fence that is not compliant with Winslow Farm Documents, and expresses concern that this could become a problem in the future.

### **New Business: Annual Meeting**

#### **Motion made to hold annual meeting on January 15<sup>th</sup>, 2008.**

Maker: Nancy

Second: Carol

Passes 3-1

Board not happy to postpone this meeting until 2009, but feels it is best option.

Anita votes no because it is not being held during 2008 calendar year.

### **Homeowner Comment:**

Concern expressed by Jeff Thomas, candidate for the Board, over the annual meeting being held late. It was expressed that this is somehow willful misconduct and any contracts entered into by the Board after November for 2009 would be willful misconduct as well.

Board response was that this was not something anticipated by a board that lost 2 members mid-year. There was an effort made to have the special meeting (supposed to be held in June) in October, allowing for the annual meeting in November. That was not possible, and ended up being held in November. Dates were not available for the annual meeting until after IU Winter Break. The board received concerns from a homeowners that it would not be fair to people associated with IU to have the meeting after Dec. 13<sup>th</sup>. After finding no dates available prior to Dec. 13<sup>th</sup>, we looked for early dates in January. The board has tried to get as much feedback as possible on very important issues to all homeowners, and to set a meeting that would allow for participation by as many homeowners as possible. The board was not happy that the meeting will be late, but the bylaws do allow for a substitute annual meeting, and for continuing with the same budget if a new budget has not been approved by the end of the year.

#### **Motion made to seek legal advice from Guy Loftman prior to entering into any contracts after November, and prior to the delayed annual meeting being held on January 15<sup>th</sup> 2008. Contracts for 2009 already signed and in place include the landscape & management contracts.**

Maker: Carol

Second: Nancy

Passes 3-1

Concern expressed over the existence of the association. It seems to only be for the ponds, and that it was not made clear what the association would pay for when they moved into Winslow Farm.

### **Motion to Adjourn**