

Winslow Farm Community Association, Inc.

Board of Directors Meeting

Tuesday, May 10, 2022

Via Zoom

Board Members Present: Sandy Martin (President), Ted Boardman (Vice-President, Secretary), Anita Douglas (Treasurer), Joan Freeman, Joan, Lewis, Michael Dalton and Sharon Dalton (Pegasus Property management)

- I. Call to Order: 6:00 p.m.

- II. Minutes - A motion was made to approve the Feb. 22 meeting minutes as written.
MOTION – Joan Lewis SECOND - Joan Freeman PASSED
 - a. External Requests for Alteration — None

- III. Financials – Michael reported Pegasus Properties said they initiated repair of the damaged wooden walkway using the same company that did the recent repair of damaged gazebo spindles. There is over \$13,000 still owed in dues.

- IV. Old Business
 - a. Sharon Dalton reported Power Washers Plus is providing a 10% discount for WFCA homeowners.
 - b. Nature’s Link needs to be told to review three work requests related to trees.
 - c. Wooden Walkway Damaged by Vehicle: We immediately responded as soon as that was reported and asked Pegasus to repair it.
 - d.

- V. New Business
 - a. Professional Legal Services — Sandy reported the board is considering using a different legal service provider and said she would send more information to board members when she has information to share.
 - b. Yard Sale — Sandy asked the board if we want to promote a community yard sale. She made a motion that we would put advertising together for the

weekend of June 25 in the newsletter.

MOTION — Joan Freeman. SECOND — Anita Douglas. PASSED

c. Summer Social — Sandy would like someone to volunteer to head this up from the board, unless the board decides not to do a social. Item was tabled.

d. Weedy Area By Paul Studier's property — An access area needs a trimming. Anita motioned that weed eat it twice a month for the summer. Sharon asked Nature's Link to give us an estimate to trim the area down to 15 inches. The motion was changed to perform one trim between now and the next meeting.

MOTION — Anita Douglas. SECOND — Joan Freeman. PASSED

e. Pond Report

i. Loan Potential — Michael reported there are two different possibilities for obtaining a loan. One is CIT which is capped at a bit under \$300,000. All the banks in Bloomington are interested in doing one, but they would need to know how much we need. That is the starting piece of required information. A loan would be secured using future homeowner dues.

ii. PAF Construction — Ted introduced Jeremiah Perceval, the owner of a company that specializes in water body construction and maintenance. They are based in Brownsburg, and he discovered them through a web search. We invited Mr. Perceval to speak to the board because he specializes in working with many HOAs throughout Indiana on pond and lake property construction and maintenance. They have done dredging and shoreline repair for Tipton Lakes in Columbus, Lake Forest in Brownstown, and Grandview in Columbus. They also construct sediment collection forebays. References are available, and they shared photos of projects. Based on a review of reports and prior measurement data, PAF can give us a detailed estimate now. They could install a perimeter border of #8 size stones on top of a flattened shelf. Any necessary riprap would be placed on top of this. Different kinds of stone are available as an alternative to riprap, depending on our desired look. He said an aggregate stone border makes maintenance easier, provides a neat appearance, and helps keep large erosion riprap or stones in place. Joan Freeman asked if they have previously worked from engineering plans other than their own. He stated they have no trouble working off plans from a 3rd party engineer, but he felt like we could achieve some savings by using his company instead.

Joan Freeman asked if he was aware 100 acres of water flows through our system. Mr. Percival said his is, and they have worked on much larger bodies with hundreds of acres flowing in to them. He has reviewed the most recent pond design report and they could leave the shelf available for planting or install aggregate. He said we could use vegetation. He thought long-term maintenance might be a little higher to control vegetation. Maintenance for an aggregate border could be an aquatic safe weed control spray applied using a handheld backpack

sprayer. The border would be made with smooth curves and would be easy for mowers to navigate.

The forebay would have concrete walls connected to the existing inlet with a stopping area easily reached from the road. The water would enter it, churn around, hit a short wall, and dump into pond 3. It would not impede water flow and would not cause any backup.

The cost for completing everything, assuming small stone and riprap around all ponds, is \$377,650. If we want to complete the project in one phase, they offer a 5% discount, which would bring the total to \$358,767. Payment terms would include a down payment of 15%, which locks down the schedule and price. On the start day, 25% would be due. The remainder would be due in five equal payments as each of the five ponds is done.

When asked how long the work would take to complete, Mr. Percival said that if they could work every day with no rain, it could be done in 4 weeks. But realistically, expect six, and they would clear their schedule for 2 months.

The price they are quoting includes working to obtain any necessary permits, project pre-planning, management of a crew between 3-10 individuals depending on what phase they are in, update meetings throughout the project, and final grading, seeding, strawing, and cleanup. A question was asked if we do not use a tall plant barrier around the perimeter, what would this be due to our geese problem? Mr. Percival said he has seen geese walk through tall grass and is not confident a plant barrier will solve our geese problem.

- iii. Conceptual Design Report Engineer Andrew Knust — In response to questions and an invitation to come provide answers at our meeting, he elaborated on additional costs beyond the cost of construction, and in particular design fees, he could say the pond restoration is going to require less permitting and design work than the stream channel design. If we wish to move forward, he could update his plans to provide detail about what you want a contractor to do. For example, illustrate exactly where you want them deeper, and which ponds you want liners installed in. From there, you could get bids from several and compare costs. That would be the advantage of having a set of plans. He could also assist in getting permits. He would expect the city grading permit and general stormwater management permit would be significant work. If we were to proceed with the partial stream channel design, more significant and extensive hydrology engineering would be needed, including modeling 2, 10, and 100-year flood events, and precisely aligning the stream channel.

Sandy asked for more detail on what his company would charge. He said it could include a bathymetric study to find out how deep the ponds are now, and how and where we want them to be deeper. He estimated they would charge between \$10,000 to \$20,000 to do this preliminary work for

pond restoration. The cost for preliminary work for a stream channel design would be higher.

Anita asked him which design would be less expensive to maintain. Mr. Knust said that the permitting, design and construction of the stream channel would definitely be more up-front, but that his impression is that it would cost less to maintain a stream channel. But we would still have the cost of the remaining ponds to do. His plan for restoration includes the installation of a sediment collection forebay which he would expect will lower our ongoing maintenance cost and reduce the need for future dredging of the ponds below it.

Sandy asked him to explain his statement from the 2021 meeting with homeowners where he said that he felt the maintenance of either restored ponds, or restored ponds with some stream channel where ponds 3 and 4 are would be about the same. He said that if we keep up with cleaning the sediment forebay, we won't be in the same situation we are now, where we are dealing with several decades of deferred maintenance. In the stream channel design, there would be more landscaping maintenance, but less water maintenance or repair to re-seal the weir at the end of pond 3. Sandy said we had recently done that and it wasn't that expensive.

Joan Freeman asked his opinion on riprap around the ponds, and he said that would control erosion, and likely discourage geese, but you would have to perform weed control on it. He said we could inquire with the city to find out what the thresholds are for when they would or would not require permits.

Ted asked if it would be reasonable for us to give the City of Bloomington our existing conceptual design for renewing the ponds and ask whether permitting would be required, and then ask a contractor to provide an estimate for implementation. Mr. Knust said yes, although we would probably want a little more detail spelled out, such as how wide the border would be and how deep the ponds would need to be. Ted asked how much it would cost to add a little more detail. Mr. Knust said the contractor would change their cost based on how deep we specified. Consideration for depth includes what volume at a given depth to provide good habitat below the ice layer for fish. The city does not approve ponds that are less than 3 feet deep. If these ponds were being installed now, the city would require they be constructed at least 5 feet deep, but they are not going to insist we do that now. We could specify then that we want a certain area of each pond to be 5 feet deep.

Ted asked if a retaining wall would be a permanent solution for erosion encroaching and under a homeowner's deck. Mr. Knust said riprap and stone could be a very effective solution. Building a retaining wall might last a bit longer, and retaining walls are substantially more expensive and he was not sure he would recommend one in that location for that reason. If the weir remains between ponds 3 and 4, he does not see there will be a very high velocity going through that would warrant

concern about riprap being moved. If it was mowed, he said the remediation would be to put it back in place, possibly replacing the weed barrier underneath the riprap or stones.

VI. Homeowner Comments - A question was asked about common area near Hickory Stick Drive. The ash tree disease has caused the loss of several trees. Is there a plan to clean the area up and plant more trees? Can we buy some and plant them? Sandy encouraged the homeowner to submit a maintenance request.

VII. Adjournment – A motion to adjourn was made.

MOTION – Anita Douglas SECOND - Ted Boardman. PASSED.

Ted Boardman
Secretary, 6/14/2022