

Winslow Farm Community Association, Inc.

Board of Directors Meeting

Tuesday, January 10, 2023

Via Zoom

Board Members Present: Sandy Martin (President), Ted Boardman (Vice-President, Secretary), Anita Douglas (Treasurer), Joan Lewis, Vertessa Hall-Laloggia, 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 December meeting minutes.
MOTION — Not Recorded SECOND — Not Recorded PASSED

- III. External Requests for Alteration — None submitted to WFCA

- IV. Financials — Approximately \$3,500 owed in dues and late fees and \$1,071 in other fees, with small a claims court date set in February. Various postal mail delivery problems were discussed.

- V. Old Business
 - a. Written Request for Legal Response Regarding Pond Expenditures — In response to an inquiry by a homeowner, WFCA's legal counsel provided a written response to the board. The information will be sent to the homeowner who asked the questions.

- VI. Pond Report
 - a. Report on site visit to Columbus — Sandy, Ted and two board members from Moss Creek and Moss Creak Village met Jeremiah Percival at a private property to look at PAF Construction's previous work repairing and constructing ponds.
 - i. This configuration had clay lined ponds bordered by riprap sitting on several inches of smaller stone aggregate. The stone extended below and above past the riprap and provided a barrier between the lawn and riprap. One pond was several years old and the other nearby was months old. They both looked nearly identical. We asked Mr. Percival for his recommendations on aeration, and he said that was outside his area of expertise.

- ii. Weed control and the use of chemicals was discussed. The configuration we saw required weed control, as would a riprap only configuration, or a fringe where invasive species would still need to be controlled by ongoing physical removal and chemical application on weeds.
- iii. Sandy said the other option would be Flexamat, but we probably would not want to go with that. Ted elaborated that given the history and the fact that it was not installed properly on ponds 1 and 2, that might be true. The board at that time had requested and intended a row of Flexamat would hang halfway into the water and halfway on the bank with soil and grass growing through it. The part in the water would have protected the liner from ultraviolet sunlight and muskrats and the part above would have grass growing through it. Unfortunately, the company that installed it did not have the equipment to dig a trench near the water level to tuck in the liner, so they extended the liner up the bank, put a thin layer of clay soil (apparently not topsoil) under it, and then Flexamat and grass seed on top of the liner.
- iv. Clean Flo Maintenance Proposal — We are asking that a power line be extended to each pond in case we want to use small aairators increase oxygen level in the ponds. We can minimize the costs for invasive plant control, such as primrose, and the buildup of layers of muck by improving the water quality. Algae likes warm, stagnant water with high levels of phosphorus. The renewed ponds will be deeper, with cooler water. A company called Clean Flo provided a proposal to WFCA with three different options.
 - 1. Aeration pump on ponds 1 and 2, 3 through 7
 - 2. Aeration pump on ponds 1 and 2, 5 through 7
 - 3. Aeration pump on ponds 1 and 2, plus fountains in ponds 6 and 7, and water recirculation from pond 7 to pond 1.
- v. Pond System Request For Proposal — Ted suggested removing the portion requesting the responder to include recommendations on aeration. Approval was given to send out the revised RFP with minor revisions, with a due date of 4 p.m. on March 1 for responses.

VII. Homeowner Comments — Terry Halloran said that grass clippings get blown into the banks and water and she wondered if we could as the contractor that mows around the pond to not blow clippings into the ponds.

VIII. New Business

- a. Sandy outlined a schedule for upcoming inclusion of neighborhoods in agendas. February - New Bent Tree, March - Bent Tree, April - Bayberry, May - Olde Mill

- b. Date Change — Wednesday, February 15 will be the next board meeting.
- c. Newsletter — Sandy said she will send a draft.
- d. Election of Officers
 - i. President — Motion to appoint Sandy Martin as president.
MOTION — Vertessa Hall-Laloggia SECOND — Anita Douglas PASSED
 - ii. Vice President — Motion to appoint Ted Boardman as vice president.
MOTION — Sandy Martin SECOND — Joan Lewis PASSED
 - iii. Treasurer — Motion to appoint Anita Douglas.
MOTION — Sandy Martin. SECOND — Joan Lewis. PASSED
 - iv. Secretary — Motion to appoint Tess.
MOTION — Joan Lewis SECOND — None NOT PASSED
- e. Audit — Sandy said we previously discussed paying a professional to perform an audit and it seems that it may be a waste of money at this point. Anita proposes making a committee of homeowners who will volunteer to review WFCB financials at the end of the year. She thought this would be better than relying on \$2,000 to \$3,000 audits on an annual basis.
 - i. Sandy suggested putting a request out to homeowners to volunteer in an email after this meeting.
 - ii. Joan suggested having a committee watch the money by looking at the financial report every month. These would be non-voting volunteers just to watch the money to make sure we are getting bids, looking for the best bid not necessarily the lowest one. Or asking questions to prompt discussion of board members.
 - iii. Ted suggested this would be redundant, as board members are responsible for reviewing the finances in detail at each meeting and ensuring money is being spent appropriately.
 - iv. Anita said this sounded like a finance committee. Such a committee could investigate contractors to ensure they do not have a relationship to board members.
 - v. Sandy suggested that a finance committee could review the quarterly reports. She tabled discussion until the next meeting.

IX. Adjournment — Motion Adjourn to executive session at 7:32 pm
MOTION — Anita Douglas SECOND — Vertessa Hall-Laloggia PASSED

Ted Boardman
Secretary,
Approved Feb. 15, 2023