

**Winslow Farm Community Association, Inc.**

**Board of Directors and Joint Board Meeting**

Tuesday, June 14, 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), Jan Greenwood (Moss Creek President), Ginny Coombs (Moss Creek), Susan Rannochio (Moss Creek), Anna Easton (Moss Creek Village), Jane Perry (Moss Creek Village Vice President)**

**President)**

- I. Call to Order: 6:00 p.m.
- II. Moss Creek: Jan Greenwood provided highlights. New front door colors will be offered to homeowners for a front door refresh, continued replacement of driveways is a 10-year project, landscaping was replaced as part of a five-year project, exploring tree stewardship with city government, monitoring AT&T fiber rollout.
- III. Moss Creek Village: Jane Perry provided highlights. A reserve study was done and repainting is underway, gutter cleaning, driveway replacement, a drainage project near pond 7 that required a retaining wall, and an area behind Hickory Stick Court from houses above that requires installation of a drainage system to take care of that. There are two other drainage areas of concern as well they are investigating flowing into the arboretum from Hickory Stick Court. The fiber installation has been challenging as far as dealing with the landscape repair. There have been some instances of homeless staying under trees in the arboretum. Homeowners near the arboretum are being encouraged to install lighting in that direction. There have been some trees that had to be removed. This area was landscaped by the developer and is maintained by Moss Creek Village. Their board does walk-throughs twice a year.
- IV. WFCA Update for the two HOAs:
  - a. We are requesting that homeowners be encouraged to provide their email addresses to WFCA. Sandy explained neighborhood outreach plans and how MC and MCV boards may help. Ted shared some information about muck eater enzyme pellets that are weighted and highly concentrated to remove muck faster. Broad-spectrum enzymes we are already using this year eat away tens of inches a year, whereas the concentrated form would eat inches a year It needs to be deployed in water 55 degrees or warmer and has a side effect of

generating some additional odor for a couple of weeks. This is an alternative to mechanical dredging that would work well for ponds 1 and 2 where new liners were installed. We are exploring and have not decided to do this additional treatment yet. Sandy summarized some points from the pond report in May, and Anita and Michael summarized loan options being explored.

- V. Financials – Michael reported Pegasus Properties said 19 of 417 homeowners are not caught up in paying annual dues. He said some homeowners have asked for the \$25 late fee to be waived. Joan motioned that the late fees not be waived.  
MOTION – Joan Freeman                      SECOND - Anita Douglas                      PASSED

- a. Discussion of How Late Fees are Charged — A single \$25 annual late fee, multiple late fees, and interest on the amount overdue were discussed. Joan Lewis said we should apply the same rule to every case and follow the CCRs. Additionally, the suggestion was made to forgo having a lawyer communicate via certified letter that a lien will be made against the property. A lawyer is needed to represent WFCA in court, as property management representatives are not permitted to do that representation for us.

- VI. Minutes - A motion was made to approve the May 10 meeting minutes as amended.  
MOTION – Ted Boardman                      SECOND - Joan Lewis                      PASSED

#### VII. External Requests for Alteration

- i. Request to paint a front door black and remove a dead tree in Bent Tree. Joan Freeman motioned we approve the request.  
MOTION — Joan Freeman                      SECOND — Ted Boardman                      PASSED
1. Discussion of color requirements. Joan Freeman said the Bent Tree CCR says the color has to be “in harmony.” Joan Lewis expressed doubt about that being clear enough guidance for denying or approving requests for particular colors.

#### VIII. Old Business

- a. Nature’s Link. — An Olde Mill homeowner has requested tree trimming, and tree replacement in an eyebrow landscaped area. They are also attempting to make contact with another homeowner complaining about a tree hanging over a fence. A tree replacement is requested where pond maintenance work on pond 1 had caused its removal. They have quoted \$1,920 to trim along the banks of 7 ponds.
- i. Joan Lewis questioned the expense of \$1,920 for trimming which seemed excessive. Mother Nature charged \$75 an hour, and she would suggest we get another bid. Michael said he would ask Nature’s Link for an estimate just to do the rough ground area near pond 3 left from prior dredging equipment.

- b. Wooden Walkway Damaged by Vehicle: High heat and rainfall delayed work but it is to be completed soon.
- c. Yard Sale — Sandy said she is having signs made that could be reused in the future. Michael and Sharon were to decide how to advertise.
- d. Outreach Program — Sandy clarified the proposed outreach individuals would not be taking the place of Architectural Committees. They will take a lead in communicating with homeowners in their neighborhood.
- e. Professional Legal Services — Sandy said the legal office we have been getting pricing from is less than what we were previously paying. Sharon said Pegasus Properties has worked with them for 25 years. Joan Freeman moved that we sign his letter of engagement.

MOTION — Joan Freeman

SECOND — Anita Douglas

PASSED

## IX. New Business

- a. Fallen Tree in Laurelwood — Joan Freeman reported a tree fell on a deck, and it is unclear who the tree belongs to. One of the homeowners is out of the country and is maintaining the lawn using a service.
  - i. Sharon was asked to contact the neighbor to ask for a copy of the land survey they would have received at closing.
- b. Unmowed Lawn in Laurelwood - Joan Freeman said there is another property with a lawn that has not been mowed for months. Fine notices are being placed on their front door. It is to be on the agenda for the next Board of Public Works meeting for possible abatement by the City of Bloomington.
- c. Audit — Anita is looking at three CPA firms currently. We will need to decide the level of audit and the number of years to audit.
- d. Summer Social — Joan Lewis recommended we not have a summer social this year because of the rising COVID cases and variants.
- e. Newsletter — Sandy sent out a list of proposed topics to include and will be working on creating the newsletter in two weeks.
- f. Pond Report
  - i. PAF Construction reached out to see what we were thinking and find out if we had any questions. They heard permitting was a concern raised at the May meeting, and they reached out to inquire. City and state agencies indicated the following. IDEM said permitting will not be needed for the state, and the city will not require a grading permit. The only permit in question would be a general stormwater management permit. They have a contact if we want to reach out to that city employee to find out if that will be required.

- ii. Chandler's Landing in Fort Wayne — For the purpose of gathering and providing some data points for deciding on pond banks, Ted reached out to the board member in charge of maintenance of this neighborhood. This association manages 17 acres of water bodies spread throughout the neighborhood. The banks were originally grass to the water's edge. Due to muskrat, erosion, and maintenance of weeds, they recommended years ago that all homeowners with property bordering a body of water put down a particular size and style of stone for a specific distance from the water's edge. These are various size water bodies of various depths. They spend \$12,000 to maintain the water bodies which includes algae control and bank maintenance. Their contractor Pond Champs mixes 3 oz. Cattplex with 1 gallon of water and dish soap and walks around with a sprayer to spray the stone border around the perimeter several times a year. The banks look weed-free and just as good as when they were put in the 90s. In areas of potential erosion they used more stone. Homeowners that put weed barrier under the stone border have found the stones do not sink in to the ground as much. They believe controlling vegetating in the water has contributed to good water quality.
- iii. Requests for Bid — Discussion about whether we are prepared to provide specifications to get bids. Michael said we do want apples-to-apples bids, but it is also helpful to gauge the experience of companies responding to how they fill in the details. Ted suggested that board members who have not seen what the stone and riprap border looks like, as well as the natural vegetation barrier, could go to the sites nearby in Columbus mentioned by PAF. Michael said he would try to find some ponds with natural edges nearby to visit. Sandy knows of one on the south side of Bloomington. Sharon said Stonecrest Golf Course has several ponds. Michael noted he has observed that the stone border appears to be easier to maintain consistently.
- iv. Sandy said we will have to decide how we want to handle the areas where private property lines encroached into the ponds. Ted said we have the option of not making it a battle, and just doing the common sense option of fixing the banks regardless of how erosion has altered the bank edge over time.

X. Homeowner Comments - None

XI. Adjournment – A motion to adjourn was made.

MOTION – Ted Boardman    SECOND - Anita Douglas.    PASSED.

*Ted Boardman*

Secretary

Approved July 12, 2022