

**Winslow Farm Community Association, Inc.**

**Board of Directors Meeting**

Tuesday, July 12, 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)**

**Homeowners Present: Frank & Martha Fitzgerald, New Bent Tree, Beckie Owens, Moss Creek, Brittany & Andy Boren, Laurelwood, Sandy Bate, Moss Creek, Mary B. Price, Laurelwood, Charlotte Taylor, Laurelwood Dr, Brandon Cavaness, Cherrri Towells, Jane Layer**

- I. Call to Order: 6:11 p.m.
  
- II. Minutes - A motion was made to approve the June 14 meeting minutes as amended.  
MOTION – Joan Freeman                      SECOND - Anita Douglas                      PASSED
  
- III. Financials – Michael reported Pegasus Properties said nothing stands out.9 have paid in full, 4 have paid partial, 17 of 31 have responded to late fees notice.
  - a. Anita motioned to accept the financials as presented.  
MOTION — Anita Douglas.                      SECOND — Joan Freeman.                      PASSED
  - b. Joan Freeman made a motion to turn over the 9 unpaid letters to the attorney for collection.  
MOTION — Joan Freeman                      SECOND — Joan Lewis                      PASSED
  
- IV. External Requests for Alteration
  - i. Request tree removal of Jason Rodregez’s tree.  
MOTION — Joan Lewis.                      SECOND — Joan F.reeman                      PASSED
  - b. Removal of overgrown bush top of driveway, left hand side and fall location of cypress tree from center of line to where current bush is removed.
  - c. MOTION — Joan F.reeman.                      SECOND — Anita Douglas.                      PASSED
  
- V. Old Business
  - a. Wooden Walkway Repair — This has been completed and the claim has been submitted to the insurance company.

b. Nature's Link.

- i. Dead Redbud Tree — quote from Nature's Link to replace a tree on the eyebrow as a result from the request from Mary Beth Price.  
MOTION — Anita Douglas      SECOND — Joan Freeman    PASSED
- ii. Linda Trojanoski's tree — The tree that WFCA replaced is dead and she is asking us to replace it. Ask Nature's Link to go consult with her. Tabled until next month.
- iii. Sherry Towel Property — Sandy said we need to have clarification on the property ownership. Someone needs to talk with Sherri and MCV.
- iv. Pond Edge Trimming and Area by Paul Studear's Property — Nature's Link has not yet provided an estimate on just the particular weedy area. Michael will ask Nature's Way for an estimate.

VI. New Business

a. Laurelwood

- i. A homeowner suggested that the original decorative molding above all the windows is a crown molding that may no longer be available. We may want to consider an alternative for future replacement requests.
  - ii. Joan Freeman mentioned the un-mowed lawn that is knee-high has not been abated by the City of Bloomington. It missed getting on the agenda for the last Board of Public Works meeting. If approved, the agreement will continue for 12 months. They will not be able to touch the backyard area enclosed by a privacy fence.
  - iii. Sandy asked the homeowners present from the Laurelwood neighborhood what they feel about private property maintenance issues. Mary Beth said her son's HOA in Indianapolis sends a letter to homeowners.
  - iv. Sandy encouraged any Laurelwood homeowners to provide their email addresses to WFCA to receive timely information. She also asked homeowners to volunteer to be a contact person for the Laurelwood neighborhood.
- b. Community Outreach — Sandy said six homeowners have agreed to serve.
- c. Fallen Tree on Deck in Laurelwood — Michael was asked to try to ascertain whether the tree is their responsibility.
- d. Deer Feeding — Sandy asked Joan Lewis to send her information to include in the newsletter.
- e. Audit — Four inquiries for service were sent to accountants.

- f. Spring Newsletter — Sandy will try to get this done soon.
- g. Community Yard Sale — There appeared to be very few yard sales.
- h. AT&T Fiber Rollout — Brenden has recently spoken with the project manager. The exposed conduit runs will be addressed when the fiber is deployed.

VII. Pond Report

- a. Sandy said we are still collecting information.
- b. Any potential loan would not be using homes for collateral. A loan could be secured by future dues.
- c. Homeowners will be asked to approve a project costing over \$5,000.
- d. Muck Eating in Ponds 1 and 2 — Ted was asked to get more information about weighted pellet concentrated bacteria muck dispensing. Get an estimate for doing just ponds 1 and 2. Also, find out if the odor will be every time it is applied, 11 times a year.

VIII. Homeowner Comments - The walkway that was repaired looks great. There is a tree in common area that was knocked down. The walkway needs to be stained. Michael said they will stain the wood after a period of waiting. A Laurelwood homeowner asked if updated color choices are available. They are not, but the original color options are on the WFCAs website.

IX. Executive Session

- a. We will meet at July 26 at 4:30 pm to discuss the pond project.
- b. Agreement to send the response to the loan dispute query from a lawyer.
- c. Sandy made a motion to put the procedure to report a failure to maintain a private property. on our website for membership to have available.  
MOTION — Sandy Martin      SECOND — Anita      PASSED
- d. Jones Property — Split cost of tree removal,

X. Adjournment – A motion to adjourn was made.

MOTION – Joan Lewis      SECOND - Joan Freeman      PASSED.

Approved Aug. 9, 2022  
*Ted Boardman*  
Secretary