



Minutes WFCA Board Meeting February 15th, 2023

Attendance: Michael and Sharon Dalton, Sandy Martin, Ted Boardman, Anita Douglas, Tess Hall-Laloggia, Joan Lewis. **Guests:** Martha and Frank Fitzgerald, Beckie Owens.

- I. The meeting was called to order by President, Sandy Martin at 6:09 p.m.**
- II. Sharing session with New Bent Tree:** Martha and Frank Fitzgerald from New Bent Tree were guests. They reported a pothole. The city's online service for reporting potholes was shared. [(812) 349-3448 or [file a City u-report.](#)]
- III. WFCA Business Meeting**
 - a. **Minutes:** The January minutes lacked identification of the members offering the motion to approve the minutes and to send the motion. Joan Lewis moved to accept them with the identified corrections and Anita Douglas seconded the motion. The vote to accept the minutes as corrected was passed.

Minor corrections were identified for the January minutes. A motion was made to accept the January minutes with the corrections.
Moved: Anita Douglas, Second: Joan Lewis Vote: Passed.
 - b. **Confirmation of Board Secretary.** The January minutes failed to identify the members offering the motion to approve Tess Hall-Laloggia as Secretary. Anita Douglas moved to confirm Tess Hall-Laloggia as Secretary, Joan Lewis seconded the motion. The vote was unanimous and passed.
 - c. **External Requests:** Since the request from Gary Wiggins to remove a dead tree was a moot point given that the tree was removed before final approval was provided, the members of the Board agreed to record the action that 4 of the 5 members (one abstained) had indicated approval and the request would have been approved at the February meeting.
 - d. **Reports**
 - **Management**-Michael provided the following. No vote was taken.
 - Financial update
 - Bill payments
 - Fee payments status and court action: 13% still owe 2023 dues. Late fees are being charged. Legal action will be initiated after March 31.
 - Year End Financial Report

- The Board agreed to continue to use Toby Price, Accountant, for the WFCA taxes.
 - Repairs and Maintenance
 - a. WFCA has contracted for Muskrat Removal
 - b. WFCA contracted for the removal of a dead deer in the woods near Sweetbriar.
 - c. Repair of Hole beside Winslow Farm Sign
 - d. Repair of Hole beside pond #4
 - **President**-Sandy Martin provided updates on the following.
 - Response letter to inquiry about ponds #1 and #2
 - Correspondence regarding the Property Violation Report of an improper fence installation. The property in question is a rental. The renters installed a fence composed of wooden pallets without approval. The homeowners have been provided a directive that it is in violation of CCRS and the fence is to be removed within 30 days of the notice being sent.
- e. Old Business:**
- **Venue for 2023 WFCA Annual General Meeting:** The Board agreed that given the uncertainties associated with Covid and the tendency of the Pavilion at the Switchyard Park to be reserved early, management was instructed to make a reservation with the city for the Pavilion for the November 2023 meeting. It is possible that another venue may open for future meetings.
 - **Minutes of AGM:** Ted Boardman was asked to send the minutes of the 2022 Annual General Meeting to Sharon Dalton, Tess Laloggia and Sandy Martin.
 - **Newsletter:** Sandy Martin reported the Newsletter and the post card announcing the Newsletter have been sent to all Board members for final review. Following any further edits, it will be available for distribution with the next few days. The Newsletter will be sent via email. A postcard will be sent to those without emails instructing them that the Newsletter can be found on our website, or a hard copy may be requested by contacting Pegasus.
 - **Finance Review:** It was agreed that rather than to seek a formal audit Anita Douglas will organize an internal review of 2022 Finances. The Newsletter and the February recap will announce the need for volunteers to serve on the committee.
- f. New Business:**
- **Pond Report:**
 - One Letter of Intent to Submit Bid in response to the Request for Bid for the Pond Project was received from PAF by the

deadline. The RFP was sent to three reputable contractors with pond experience.

- All bids for the Pond Project are due by 4:00 p.m. on March 1. Michael Dalton will send copies of the proposed bid to each board member for review. A meeting will be held March 7th to review and evaluate the proposal prior to Board action at the March 14th meeting.
 - **Voting Outside Standard Meetings:** Sandy Martin had submitted a document for Board consideration to address the issue of complying with the WFCAs by-laws while simultaneously responding to resident requests for exterior alterations in a timelier manner. There has been a history of projects that have been completed prior to the issuance of formal Board approval. It was agreed that she and Ted Boardman would clarify the document and explore creating a more user-friendly method of submitting requests online.
 - **Boundary Questions:** Sandy Martin shared an inquiry from Moss Creek Village to the potential of sharing the cost of contracting for a survey to determine the boundary lines in the wooded area between the northern area of Moss Creek Village and the common areas of WFCAs. The area is experiencing diseased and dying trees and the official boundary markers seem to be missing. There are questions as to which entity will be responsible for removing the trees. Michael agreed to research the available maps and other documents. The Board agreed to postpone action until the research is completed and/or an estimate of cost can be determined.
- IV. Board comments:** Michael Dalton reported that a Steve Cotter from the city Parks and Recreation has requested he present information to WFCAs concerning prohibited trees and invasive plants. Sandy Martin indicated that by coincidence the Newsletter has a reference to this topic. She agreed to follow-up with this request.
- V. Homeowner's comments:** The Fitzgeralds indicated that under the previous management they were informed that Board approval is not required to remove dead trees. The Board will research the CCRS and By-laws to clarify this matter.
- VI. Adjourn:** At 7:45 p.m. Joan Lewis moved to adjourn, and Anita Douglas seconded the motion. The vote was unanimous.

Submitted by: Tess Hall-Laloggia, Secretary