

Winslow Farm Community Association, Inc.
Board of Directors Meeting
Wednesday, November 17, 2021
Via Zoom

Board Members Present: Brian Bourkland (New Bent Tree), Joan Freeman (Laurelwood), Marc Wagner (Olde Mill) and Dee Wykoff (Sweetbriar)

Homeowners: Jane Layer, Sandy Martin, Sandra Bale, Mary Beth Martha and Frank Fitzgerald, Janis and Randel Stevenson, Patrick, Antonia, Joan Lewis, Jan Greenwood, Jane Perry, Susan, Nancy Szakaly, Constance Hanson, Marge Schrag, Susan Ashburn, Jackie Junken, Vern Sendlinger

Management Agent: Carole Damon for Capital Realty, Inc.

I. Call to Order: 6:04 p.m.

II. Minutes – the minutes from the September 14th meeting were reviewed. A motion was made to approve the minutes as written.

Motion – Joan Freeman Second – Dee Wykoff Passes

October Meeting – the October meeting was held in person on the 28th at 6:00 p.m. in the clubhouse at Sherwood Green HOA and was a presentation by Andy Knust of Bledsoe, Riggert, Cooper and James, to go over the Design Concept Report for ponds 3-7. No other business was discussed at this meeting.

III. Financials – the financials were presented. A motion was made to approve the financial statements as presented.

Motion – Marc Wagner Second – Joan Freeman Passes

IV. Exterior Alteration Requests: None

V. Pond Report – Joan addressed various rumors circulating in the neighborhood regarding the ponds and the survey. A survey was sent out to poll the owners on their preference for the future of the ponds. The engineer that designed the Pond Concept Design report was tasked with looking at erosion, algae, esthetics and issues with ponds 3-7. He designed two options for the ponds. One option is to re-do the ponds as wet ponds and the second option was to restore ponds 3 and 4 back to stream channels and then re-do ponds 4-7 as wet ponds. These are the only options the Board is considering. There is a lot of good information regarding the ponds on our website at www.winslowfarmcommunity.com.

Brian Bourkland commented before he purchased in Winslow Farm, he used to walk by the neighborhood and the ponds are what drew him to Winslow Farm. He feels the ponds are worth paying for. Another homeowner commented on the

fact that only 20 people were attending the zoom meeting out of 417 and was disappointed there's not more participation from the neighborhood. We encourage homeowners to attend the monthly meetings to get answers from the Board and to help eliminate the rumors that are circulating. A list of the questions and answers from the meeting is attached to these minutes.

VI. Old Business: None

VIII. New Business:

A. Annual Meeting – the annual meeting will be Monday, December 6th at 6:00 p.m. in the Pavilion at Switchyard Park with sign-in starting at 5:45 p.m. We had a hard time finding a space large enough to hold the meeting with parking as Sherwood Oaks Church and the schools are not letting outside groups rent their spaces

B. Snow Removal Contract – a motion was made to approve the snow removal contract from Nature's Link for the 2021-2022 snow removal season.

Motion – Joan Freeman Second – Marc Wagner Passes

IX. Adjournment – a motion to adjourn was made at 7:13 p.m. by Marc Wagner and seconded by Joan Freeman. Motion passed

QUESTION AND ANSWERS FROM NOVEMBER 17TH WFCA BOARD MEETING

Q: Why can't the ponds be filled in?

A: Before there was Winslow Farm, there was a creek that ran through it. In order for Winslow Farm to be built the developer had to submit and get approval for a drainage plan for the neighborhood. The developer chose to channel the creek into a pond system that also takes in storm water from the surrounding streets and properties. The creek is also fed by 130 acres to the north of Winslow Farm.

Q: Has anyone talked to the City and asked them to help pay for the storm water system?

A: Yes, numerous times. A Board met with the Parks Dept. and they did work at Winslow Sports Complex to help with the runoff going into pond 1. The City will not offer any help financially. We've asked to partner with them as they have vacuum trucks for dredging and they will not help with the ponds.

Q: What is the purpose of the survey?

A: To get feedback from the members as to which proposal they prefer. We always hear the east end wants the ponds to remain wet ponds and the west end wants stream channels. The survey is to collect information on what the majority of the members want.

Q: Why wasn't the practical proposal an option on the pond survey?

A: It is an option. The practical proposal is to keep all the ponds as wet ponds, this is option A. The proposal then talks about design and financing. This is the next step that happens with the design phase. If you support the practical proposal then vote for Option A.

Q: Can the ponds be turned into dry ponds and the banks seeded with grass like in Sweetbriar.

A: This is option B returning ponds 3 – 4 to a stream channel. The design of the banks would be in the next phase.

Q: Can we return all the ponds to meandering streams.

A: No, this is cost prohibitive due to the culverts under the streets, other existing structures and grade changes. You can find more information on page 9 of the Design Report. We can however restore ponds 3 – 4. This is the second option on the survey. As Andy Knust stated in this presentation the stream channel will have water in it. The channel has to be wide enough and deep enough to handle heavy rains.

Q: I heard a rumor the Board wants to turn the ponds into stream channels so they will no longer be ponds and plan on deeding the stream channels to Moss Creek.

A: No. The first we heard of this is when someone told us this rumor. WFCA will maintain the stream channel (or waterway) and ponds.

Q: What is the timeline on the projects and how will they be financed?

A: Once an option is chosen, the next step is to have the project designed and sent out to contractors for bidding. We see this happening in 2022 with work beginning in 2023. Once we have a design in hand, we can apply for grants and look into a loan if necessary. Yes, there are lenders that loan to HOAs and this is an option. The membership will vote on the project and funds

Q: What is this project going to cost?

A: Our best estimates are in the Concept Design Report. We will not know actual cost until the project is bid out. We understand there is a flyer being passed out with project costs but the Board feels these figures are not accurate.

Q: We heard a rumor there is going to be a special assessment.

A: No, no one from the Board has suggested a special assessment. The Board can't levee a special assessment, it has to be voted on and approved by the membership at a special meeting called for that purpose.

Q: I heard the 2022 dues are going up to over \$400, is that true?

A: No. The proposed budget for 2022 raises the dues by \$100 per property. This proposed raise in dues puts \$41,700 into reserves for the future project and to move towards fully funded reserves. The 2021 reserve study can be found on our website. We understand that some people are on fixed incomes and/or feel the \$100 proposed increase is large but it equals \$8.33 per month.

There is a lot of good information in the Pond Design Concept Report on our website. Our annual meeting is Monday, December 6th at 6:00 p.m. at the Pavilion at Switchyard Park, 1601 S Rogers Street, with sign-in starting at 5:45 p.m. The Pavilion and the parking lot are accessed from the Switchyard entrance off Rogers Street just south of the parking lot for the Warehouse. So far, we have four members running for the three