

# WFCA Board Meeting Minutes March 12, 2024

In Attendance: Sandy Martin (SM), Anita Douglas (AD), Janis Stevenson (JS)  
Management: Michael Dalton (MD) and Sharon Dalton (SD)  
Guests: Paul Studier, Joan Lewis, Rob Aney, Winjing Yang, Clifton Marvel

Call to Order: The zoom meeting was called to order by President, SM, at 6:05 p.m.

Winjing Yang requested approval to repair his sidewalk and to add soil to the low areas of his lawn. His lawn sets low and borders a creek that causes water to stand in the low spot when it rains. The Board agreed to Mr. Yang's request.

Minutes: The February minutes were unavailable.

Financial Report: 2023 Year End financials will be available for review at the April meeting. 2024 payments were listed. A register of all payments was shared with the Board.

SD reported that a new insurance agent and company has been obtained producing an additional savings of \$1,240 per year.

## Pond Report:

A short pond discussion provided an update on the progress to date.

Muskrats have been reported. It was agreed that a trapper would be contracted to remove the muskrats on only ponds 1 and 2 since they are the only ponds to have been completed with liners. Since the remaining ponds do not yet have liners, and the muskrats could inadvertently be removed during the dredging process it was agreed not to spend additional money to remove the animals in the other ponds.

## Business:

- It was agreed that an in-person work session will be held to finalize the straw poll. Three dates were identified to present to TH-L for final selection.
- It was agreed to accept Rob Aney offer to design the online program for the Straw Poll
- The Board instructed management to request that Nature's Link clean and maintain the service area from the chain link fence to the street which runs along Graham Street. The city has declined to mow the area. Due to the fence that was installed by the developers, homeowners along that area do not have an ease of access to maintain the area.
- SM agreed to include in her recap a comment about the responsibility of homeowners to clear sidewalks which border their property. Trees, shrubs, and other vegetation are to be trimmed to allow ease of public access.
- SM announced that Mara Dahlgren has agreed to continue to serve on the Sweetbriar Architectural Committee believes she has found a volunteer to serve with her.
- As a follow-up to the fall walk-through, MD recommended that a notice be sent to homeowners in Bent Tree, Laurelwood, New Bent Tree, Olde Mill and Sweetbriar that if a home has unsightly mildew, it is to be removed by May 6<sup>th</sup>. Following that deadline, a certified notice will be sent by May 10<sup>th</sup> indicating that for those homes with significant mildew still remaining by June 10<sup>th</sup> the WFCA will remove the mildew and will charge the costs back to the homeowner with an additional processing fee.

## Adjourned:

- AD moved, JS seconded the motion, and the meeting was adjourned at 6:56 p.m.