WFCA Board Meeting November 12, 2024

In Attendance: Sandy Martin (SM), Anita Douglas (AD), Janis Stevenson (JS)
Management; Michael Dalton (MD), Sharon Dalton (SD)

Call to Order: The Zoom meeting was called to order by President SM at 6p.

Reports:

- Management - Michael/Sharon Dalton:

  The expense ledger was presented for October 1-November 11, 2024. No unusual expenses. There is $11,129.02 in accounts receivable. The Association has not received payments from the 3 residences that were power-washed as arranged by the Association.

- Status Report-

  a. JS reported that the dead spruce on Hickory Stick Drive was removed in October. The Bluestone employee on site told her that the area around the stump needs marking by utilities because there are gas lines in the area and the stump is next to a fire hydrant. The Board voted to cancel the request to have Bluestone Tree grind the stump. JS was instructed to contact Bluestone Tree.

  b. The Board discussed the vandalized Private Property signs on Henderson. Two signs were spray painted with black paint. The Board will not replace the signs at this time. SM reported that a resident plans to report graffiti on the Henderson sidewalks to the City.

  c. A former attorney for the Association contacted Management about an old survey of Moss Creek. Management will accept and keep this record.

Old Business:

Pond Progress-

a. Per PAF, the 2 emergency repairs have been completed. The invoice was reviewed by the Board. SM noted that backfill at the weir between ponds 2 and 3 is needed and that there is crack between the old and new concrete at that site. AD motioned to withhold payment for the weir until the repair is completed to the satisfaction of the Board. JS seconded the motion. Pond 7 needs cleanup following its repair. AD amended the motion that completion of the jobs at both pond areas need to be to the Board's satisfaction before any payment. JS seconded this motion.

b. There has been no feedback from Duke about the electrical lines. MD will contact Duke about the work order.

c. Clean-Flo needs to be contacted to finalize Option 2 to lock in the $19,1796 amount. The money for Option 2 has been approved in the 2025 budget. JS moved to accept Option 2 as quoted by Clean-Flo. AD seconded the motion. PAF will be contacted for a bid for the cost of labor to place the aeration system.

d. The Board needs to identify the residents who have not voted on the CCR for fencing. Another 161 votes are needed to reach 66.6% needed to change the CCR. Suggestions are to request help from RA on the technology. A ballot could be placed on the Website and/or included with the annual bill. Once the CCR is approved by the requisite number of residences (278), then the CCR needs to be registered with the County Clerk.

New Business:

a. RA to be congratulated on his election.

b. Annual Meeting Debrief: 37 owners attended and 80 proxies were submitted for a total of 117 represented. There are 417 residences.

b. Location for the Annual Meeting in 2025 was discussed. The new southwest Monroe County library is an option. The library needs to be contacted to ascertain if AV equipment is available and what the maximum capacity is. Next year 3 Board members will be up for election.

c. The new Rules and Regulations will most likely be sent to residents as an attachment document in SM's email summarizing the Annual Meeting. The Rules and Regulations will also be placed on the Association Website.
d. The December Board Meeting at 6p will be joined by the HOA board members of Bayberry, Moss Creek and Moss Creek Village. The HOA board members will be updated on the pond progress. SM pointed out that the WFCA maintains Pond #7.
e. Kelley Hires at 531 E Hickory Stick Drive has requested radon mitigation installation. New equipment will be above roofline. SM and the Board decided that since such a request involves health and safety that Management can approve such requests.
f. SD stated that Nature Link provides breakfast for its employees. She suggested a gift card for pastries from a local bakery be given to Nature Link as a thank you for the cleanup of the Sweetbriar Woods. A thank you note will also be included.
f. SM requested that the Board start thinking about priorities for 2025.

Adjournment: JS moved that the meeting be adjourned. AD seconded. SM adjourned the meeting at 634p.

Submitted by Janis Stevenson