

Winslow Farm Community Association, Inc.
Annual General Meeting
Wednesday, November 1, 2023
Switchyard Park Pavilion
1601 S. Rogers Street

Board Members Present: Sandy Martin, President; Ted Boardman, Vice-President; Anita Douglas, Treasurer; and Tess Hall-Loggia, Secretary

Pegasus Property Management Members Present: Michael Dalton and Sharon Dalton

Sandy Martin called the meeting to order at 6:30 and welcomed all attendees. She introduced that WFCA Board and Pegasus Management. She asked that any business other than items on the agenda be saved for another time.

The attendees agreed by a show of hands to dispense with the reading of the 2022 minutes. The vote on approving the minutes was delayed until a quorum was reached. Once the quorum was reached, Lou Ann Easton of Sweetbriar moved to approve the minutes and Jan Greenwood of Moss Creek seconded. The motion was approved.

The financials at the end of 2022 show Total Assets of \$202,363.23. No questions were asked about the financials.

The following projects were accomplished in 2023:

The walkway along Wylie Farm Drive was repaired. The roof of the gazebo in Sweetbriar was repaired, and the gazebo is on the project list for mildew removal.

A report form has been created and placed on the WF website for homeowners to report neighborhood concerns about property upkeep. WF follows the state guidelines for HOAs. If a homeowner is requested to act on a property issue and does not, WF can repair and charge the homeowner. If the repair amount is not paid, a lien can be put on the property. To help homeowners, Pegasus did get a discount on power washing for WF homes.

The pond repair project was approved last year after a discussion of getting a loan to finance the project. The discussion was controversial with some people thinking that WF homes could be used as collateral, but this statement was not true. We will be paying the minimum required on the loan each year through 2032. Over time, sediment has built up which has lowered the oxygen, and it must be removed. Bids were obtained from multiple contractors before the contract was granted to one contractor. The project payment will be in three parts, with the third part paid upon project completion. The project has been delayed because of the weather, waiting on locators to mark the utility lines, and the muck location site out of space. The plan is to finish the dredging, lay the liners, and landscape. Aeration is needed throughout the ponds, so electrical lines will be installed for this underwater system that is more efficient than fountains. A system will be added for easier clean out. Rip rap will be placed on the banks, then small river rock placed so that one wheel of the mower can run on the river rock while cutting the grass beside it.

A homeowner asked if we have been given a finish date for the pond project. As of now, we do not have a definite timeline.

The budget was presented as attached:

The yearly homeowner payment of \$320 to Winslow Farm will stay the same and is broken down as

follows:

\$33.09 to Management
\$38.79 to Prof Services
\$101.14 to Maintenance
\$97.21 to Pond Expenses
\$49.77 to Reserves

Jan Greenwood moved to approve the budget and Linda Gardner seconded. The motion was approved.

Four positions are open on the Winslow Farm Board. Sandy Martin and Anita Douglas have agreed to serve for a two-year term to fill two of the positions. Lou Ann Easton of Sweetbriar moved to approve their appointments and Connie Hanson of Moss Creek seconded. The motion was approved

Information was presented on several issues within Winslow Farm. Five neighborhoods are without a Board of Directors. New Bent Tree has an architectural committee. If a neighborhood has no architectural committee, it defaults to the WF Board to make decisions. Questions can be expected on issues such as maintenance, fence installation, tree responsibility, short-term rentals, color scheme approval, solar panels, etc. Sandy mentioned that long-term rentals are increasing in WF with corporate rental groups buying homes as rental properties. Also, some of the rules in place now may be outdated. An example would be if a neighborhood rule says no metal roofs. Sandy mentioned that a new product is coming out that is metal but doesn't look metal. An update on fence size is needed. The four fence choices now may need to be expanded. A straw poll will go out to WF homeowners in 2024 for their input and for homeowners to volunteer to serve on a neighborhood committee.

Ponds 1 and 2 are not in this current pond project as they were updated seven to eight years ago. An aeration system will be included in the current project. Michael will check with the City for some help if storm water and sediment is coming from outside WF such as from Winslow ball fields. When the City was asked to correct water flow coming across Highland into Pond 1, the City said it was a WF problem but did some work to decrease the flow.

A Sweetbriar resident asked about trash and weeds along Henderson Street. The City has agreed to mow that area. Another resident reported weeds on Azalea. The homeowner should report this issue on the WF website.

Lou Ann Easton moved to adjourn the meeting and Jan Greenwood seconded. The motion was approved. The meeting adjourned at 7:36 pm.