

MINUTES

Winslow Farm Community Association, Inc.

Annual General Meeting

Thursday, November 7, 2024,

Switchyard Park Pavilion 1601 S. Rogers Street

Board Members Present: Sandy Martin, President; Rob Aney, Vice President; Anita Douglas, Treasurer; Janis Stevenson, Secretary.

Pegasus Property Management Members Present: Michael Dalton and Sharon Dalton

- I. Sandy Martin called the meeting to order at 6:34pm and welcomed all attendees. She reminded attendees that Robert's Rules of Order for conduct would be followed. An attendee may ask for a point of information for clarification before a motion. Discussion follows after the motion. Attendees must announce their name and neighborhood before any discussion.
- II. Randy Stevenson of Moss Creek Village moved to dispense with the reading of the 2023 minutes. Jan Greenwood of Moss Creek seconded the motion. The motion was accepted. Joan Freeman of Laurelwood moved that the minutes be accepted as submitted. Rhett Salsberry of Olde Mill seconded the motion. The 2023 minutes were accepted as submitted.
- III. The financials at the end of 2023 show Total Assets of \$228,993.59. The budget was reviewed for attendees by Sandy Martin. Pegasus Management has saved money for the Association. As a result, the Association has collected more money than anticipated and the balance is over budget. The Association started paying on the loan in 2024. The following projects were accomplished in 2024:
  - In response to unhoused encampments in the wooded area on Graham and Henderson, management contacted the police for removal of these encampments. Nature's Link cleared the area of debris and undergrowth. The Association has twice placed "Private Property" signs. Unfortunately, these signs have been vandalized, most recently with spray paint. Residents are encouraged to contact management or police for any concerning situations.
  - 249 homes in the neighborhoods of Bent Tree, Laurelwood, New Bent Tree, Olde Mill and Sweetbriar were inspected in July for excessive mildew. Homes with excessive mildew were notified by the Association. In August, 3 homes were found not to have had been cleaned by the owners. Those three homes were cleaned by the Association and billed for that service. The gazebo in Sweetbriar was also cleaned.
  - Sandy Martin reviewed the pond project. Emergency repairs were necessary at pond seven to replace the rusted overflow pipe and at the weir between ponds 2 and 3 which had an extensive leak. Final payment to the contractor will not be paid until work has been completed to the satisfaction of the Association.
- IV. The proposed budget for 2025 was presented as attached. Projects for 2025 will include:
  - Continued maintenance of common areas including tree removal in those areas, as necessary.  
Management has sought additional bids for construction of the aeration system in the ponds. The only bid that the Association has is from Clean-Flo System. Option 3 of that bid is not available because the original circulation pipe system became plugged with sediment and has been removed. Option 2 provides savings of approximately \$10,000 over Option 1. Option 2 does not include labor or the electricity needed for circulation. The 2025 budget includes tapping the reserves for Option 2. Minimum interest payments on the loan will be made for 10 years. At that time, Association Board can decide to pay the loan or build reserves.
  - No large expense is expected in 2025. Maintenance of the ponds will include chemicals and electricity.
  - Randy Stevenson of Moss Creek Village had a question about the original cost of the pond project. Sandy Martin reported that the contract was for \$382,000.
  - Russell Kitchner of New Bent Tree had a question about the reserves. He asked if the reserves were ever used for a catastrophic situation. He expressed concern about the deer

population and whether the Association could clear overgrown areas to discourage deer habitation. Sandy Martin reported that the City has restrictions on deer control and that the City maintains conservation areas. The Board has discussed examining overgrowth in wooded areas that belong to the Association.

- Sandy Martin directed attendees to the ballot in the handout in order to vote on the budget. Jan Greenwood of Moss Creek motioned to accept the budget and Randy Stevenson seconded the motion. There was no discussion on the budget, and the motion was approved.
- V. Rob Aney has completed someone else's term as Vice President and is up for election for the next term. Connie Hanson of Moss Creek motioned to elect Rob Aney for a new two-year term. Jan Greenwood seconded the motion. There was no discussion and the motion was approved.
- VI. The Straw Poll project collected responses about updating rules and regulations to provide greater flexibility for exterior changes in the five non-HOA neighborhoods. More choices for color and material would be available while continuing to maintain neighborhood integrity. The Association Board can approve these types of rules and regulations. However, the CCR for fencing was created by the developers and 66 2/3% of residents need to vote to change this CCR. Based on the Straw Poll responses, the Board has made the following recommendations for fencing:
  - Installation of any fence must be approved by the Board prior to installation.
  - Fences may be constructed of other products to include composite and ornamental metal and make extend to six feet in height. Because of potential warping, wooden stockade fencing will not be approved.
  - Three-foot fencing would be allowed in the front yard.
  - Temporary deer-controlling fences up to eight feet would be allowed. The fencing must be easily removed, maybe composed of metal spikes and netting. The fenced area may not extend beyond twelve inches of the planted area, must be maintained, and may not obstruct the view of other properties or traffic. Temporary fencing already in neighborhoods would be grandfathered.
  - Permanent eight-foot deer fencing would be allowed. Fencing would need to be an open design, would extend no more than twelve inches from garden area, would encompass no more than half the total yard area and allowed only at the back of the house. Photo of the design would need to be submitted to Board before approval.
  - Joan Freeman of Laurelwood asked about temporary fencing. She remarked that temporary fencing currently is placed around homes, including the front of the residence. Sandy Martin stated that this would be allowed.
  - Andy Durkin asked if residents in the HOAs would be voting on the CCR since this would not apply to those residents. Sandy Martin stated that all residents of Winslow Farm Association would vote on the CCR.
  - Gary Wiggins of Old Mille asked a question about any individual neighborhood CCRs on fencing. Sandy Martin stated that if such CCRs exist then the Winslow Farm Association's CCR would override them.
  - After this annual meeting, any resident who has not voted will be contacted by email or mail for that vote.
  - Casey Hedge of Bayberry motioned to approve the CCR with deer control included. Rhett Salsberry of Olde Mille seconded the motion. There was no discussion. Sandy Martin directed attendees to use ballots to vote on this measure.
- VII. The Straw Poll also collected opinions in the five non-HOA neighborhoods about rentals. There were no strong opinions from residents about rentals. The City requires licensing, inspection, and fees. Indiana does not encourage regulation. Residents need to report to the City any concerns about rentals in their neighborhood.
- VIII. Before the meeting was adjourned, Sandy Martin stated that she and Michael Dalton are working to create an application form for residents to be available online. She also encouraged residents to form or join architecture committees for their neighborhood. She encouraged residents to volunteer for the Board. The Board then voted to approve the new

rules and regulations as reviewed in the meeting by Sandy Martin. The Board voted to accept them. Jan Greenwood of Moss Creek voted to adjourn the meeting and Connie Hanson of Moss Creek seconded the motion. The meeting was adjourned at 7:41pm.

Submitted by Janis Stevenson, Secretary  
WFCA Board of Directors