

WFCA Board Meeting February 11, 2025

In Attendance: Sandy Martin (SM), Rob Aney (RA), Janis Stevenson (JS)

Management: Michael Dalton (MD), Sharon Dalton (SD)

Guests: Peggy Weis (Moss Creek), Kathy and David Burch (Olde Mill), Meg Galasso and Zach Wilson (Bent Tree), Kelley Hires represented by her mother (Bent Tree), Cynthia Hogan and Sally Sare (Olde Mill)

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

Minutes: RA motioned to accept January minutes. JS seconded the motion and the minutes were unanimously accepted by the Board

External Requests:

- Emily Dutton (2281 S Sweetbriar Drive) - requested authorization for a deck replacement with alterations in January after the last Board meeting. The deck will be divided into a screen porch and an open deck. This was approved by the Board by email.
- Kelley Hires (531 E. Hickory Stick Drive) - requested authorization for a garage door replacement and this was also approved by the Board by email. Immediately before this Board meeting, Hires emailed to Pegasus a request for a fence installation around the back of her property. Bushes will need to be removed to place the fence. This request was approved by the Board during the meeting. JS motioned to accept her request. RA seconded the motion and the Board approved her request for either a 4-foot or 6-foot wooden fencing around her back yard; the 6-foot option needs to be a 4-foot fence topped with a 2-foot latticework or other open extension.

Financial Reports:

- MD reported that annual dues payments have been 20% slower this year. There is \$49,000 still outstanding. He extended the grace period for payment by 30 days. Eighty people have paid through Zelle. MD thinks that Zelle initially rejected payments from some residents but that this has been resolved. Other residents have used PayPal or sent payment by mail. RA suggested that a summary analysis of the process might be beneficial for next year. Residents who have not paid the dues will be contacted by both email and USPS mail. He also reported that there was no unusual expenses in the January financial statement.

President's Report:

- SM reported that the City and contractors were overwhelmed by the amount of snow and ice in January and snow removal was problematic. Frigid temperatures reduced the effectiveness of Ice Melt. SM pointed out that the City is responsible for all roads except for HOA private roads. She also expressed concern that Nature Link did not clear sidewalks over the bridges along Winslow Farm Road. MD and SM agreed to inform the city about missed areas in any future snowfalls. RA expressed concern about a pothole developing on Winslow Farm Road. He will report this to the City.
- SM reported that the PAF has collected debris around most of the ponds. However, debris at the back of Pond 7 was missed. She has communicated this to PAF. She discussed that PAF still has to place riprap around some of the ponds, Pond 3 needs to be dredged by the bridge. Finally, PAF needs to mark where the aeration pumps will be located so that Duke Energy can install the electrical lines for the aeration system.

Old Business:

- The annual WFCA meeting will take place at Switchyard Park Pavilion. No date has been set. MD or SD will contact the City for available dates in November. The Board agreed that the meeting should avoid the holidays and that late October would be an option.
- MD reported that residents continue to vote on the WFCA CCR for Fence Installation. The Association needs 89 more yes votes for the CCR to pass.

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New Business:

- RA asked about the WFCA's website. He reported that WFCA is locked out of the .com account and that it appears the current payment for the .org account is expiring. MD explained that the .org account is the correct account and he will investigate what the status is for payment on that site.
- Moss Creek Village has requested permission to use the same attorney, Tom Densford, that represents WFCA . Both SM and MD addressed Board members' concern about conflict of interest. Mr. Densford, who specializes in HOA legal issues, will not be representing MCV but simply assisting in the rewriting of the bylaws. SM motioned that the Board approve MCV's request. RA seconded the motion and the Board approved the request.
- K. Winderman and G. Wiggins have requested authorization from the Board to apply for a HAND grant for cleanup of the Sweetbriar Woods. SM explained that applying for a HAND grant is typically very complicated. The Board is supportive if Winderman and Wiggins wish to pursue this but will not be involved in the actual process.
- Sally Sare (2250 S. Olde Mill Ct) attended the Zoom meeting as a guest. She requested approval to replace the 4-foot vinyl fencing at this property with new 4-foot vinyl fencing. MD explained that the Board has, at this time, the authority to grant a variance because the WFCA residential vote on the CCR for Fence Installation is underway. SM motioned that the Board approve this request. JS seconded the motion and the Board approved it.

Adjournment: JS moved that the meeting be adjourned and SM seconded the motion. The meeting was adjourned at 705p.