

WFCA Board Meeting March 11, 2025

In Attendance: Sandy Martin (SM), Rob Aney (RA), Lee Danielson (LD), Janis Stevenson (JS)
Management: Michael Dalton (MD), Sharon Dalton (SD)

Call to Order: The Zoom meeting was called to order by President SM at 602p.

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

External Requests:

- Charlotte Paul (2249 S. Bent Tree Dr) and Mary Brennan (2253 S. Bent Tree Dr) requested authorization to replace the collapsing limestone retaining wall between their properties with a new block wall. AD made the motion to authorize the replacement and LD seconded the motion. The Board unanimously approved the replacement.
- MD reported that the owner at 2143 S Bent Tree Dr requested approval to replace garage door. New door will be same style and color. Management approved this request. Another resident requested approval to remove a tree which is an invasive species. Management is waiting for information about the license status of the tree removal company. SM suggested that owner contact the City to see if the City will cover the cost of an approved tree.
- LD proposed to contact the City about the defunct AT&T boxes along Graham and Henderson. Most of the boxes have been vandalized and have wires exposed and need to be removed. The Board supports LD in the endeavor.
- LD also proposed to apply to HAND for a small, simple grant to clean up WFCA property that runs along Graham and the Sweetbriar Woods. The grant would be used to purchase leather gloves, tongs, and trash bags. LD also wants to place 4 signs in the neighborhood announcing the cleanup. LD is willing to write up the grant. SM suggested that the Board provide a support letter. SM will also provide LD with information to facilitate contact with residents in the Sweetbriar neighborhood.

Financial Reports:

- MD reported that the Association is on solid financial footing. The checking account balance is over \$271,000 and the savings account balance is over \$121,000. He also reported that there is still \$22,000 outstanding in annual dues payments. The grace period for payment will be at the end of March. Accounts will then be turned over to the attorney. Management is consider polling Association residences later in the year to determine if residents prefer notification of annual dues by email rather than by mail. Residents could opt-in to email. He also reported that Zelle is working well. Zelle will be closing down their website but service will continue.

President's Report:

- Work at Pond 3 is completed. Concrete has been poured for the sediment forebay and the area is dammed off. Sediment will settle in this area to facilitate periodic cleaning by a vacuum truck.
- PAF has marked sidewalks that will be replaced. Four large sections will be replaced.
- PAF has also removed debris at the back of Pond 7.
- The work at the weir has been completed.

Old Business:

- SM reported that there have been 251 total votes on the Association CCR for Fence Installation. Four votes have been no. 31 more votes are needed to pass the CCR to reach the needed 278 votes. Once a resident has voted, the residence is removed from the contact list. The Board will continue to reach out to residents for their vote until the CCR passes or fails. MD suggested that residents who have not voted be contacted again by

WFCA Board Meeting March 11, 2025

email and this email should include the number needed to complete the voting process. The other alternative is going door-to-door. Residents of the 5 residential neighborhoods who support the measure could campaign neighbors to vote.

- RA reported that he was unable to access the WFCA Wix account. He was concerned that the WFCA credit card for Wix expired last month. MD said that he would check to see if there is a problem with the credit card. RA asked the Board what the Board considers the purpose and goals for the WFCA website. SM stated that the site should be a repository for information. This could include maps, minutes, announcements regarding the WFCA Annual Meeting. The website should also continue with information regarding the condo HOAs and the 5 residential neighborhoods. SM reported that there are links on the site to the condo HOAs. She also suggested that there should be 2 years worth of minutes stored at the website. LD remarked that accessing the by-laws for the neighborhoods was difficult. SM stated that Wix limits the number of tabs.
- SM confirmed with MD and SD that the WFCA Annual Meeting is Thursday November 6 at the Switchyard Park Pavilion.

New Business:

- SM reported that the repair work on the weir between Ponds 2-3 and the spillway pipe repair at Pond 7 are completed. The Association owes \$47,999.26 to PAF for these 2 projects. JS moved to authorize the Board to make the payment for Invoice #1297. RA seconded the motion. The Board unanimously approved to pay Invoice #1297 for the amount of \$47,999.36.
- PAF still needs to place stakes to mark where the 7 aeration pumps will be placed, repair damaged sidewalks and seed the shorelines and lawns.
- SM recommended that the Board do a walk-through in approximately a week. Final payment of \$95,000 will be contingent on work completion of the above projects.
- President SM will be having major shoulder surgery in early April.

Homeowner comments:

- LD expressed concern about broken fences in the Olde Mill neighborhood. She also reported that Centerpoint has been digging in the utility's easement area at the back of her and immediate neighbors' residences. Unfortunately, the yards have not been subsequently graded and water runoff is collecting in the area. She has submitted a claim to Centerpoint to address the issue. She asked about rentals in the Association 5 neighborhoods. MD said that owners need a permit from the City to rent their property.

Adjournment: RA moved to adjourn the Board meeting. LD seconded it and the motion was approved. The meeting adjourned at 730p.