

WFCA Board Meeting January 14, 2025

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

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

Guests: Karen Lee Danielson (Olde Mill), Paul Studier (Moss Creek)

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

Minutes: JS motioned to accept October and November minutes. SM seconded and the minutes were accepted by the Board. There was no Board meeting in December.

Reports:

Management:

- Financial reports of August and September were emailed to the Board for review in 2024. JS moved to approve these reports and SM seconded. The financials were accepted by the Board.
- The financial report for November was presented. SM moved to approve the November report and JS seconded. The financial report was approved.
- SM confirmed with MD that Elspeth Hayden at 2141 White Tail Run had completed the 6 foot fencing around the back of her property.
- The homes of 3 residents were power washed by WFCA in the summer. One resident has paid the associated fee. A second request was included in the WFCA annual dues invoice to the two remaining residences.
- SD reported that the Southwest Library is too small for the annual meeting. Therefore the annual meeting will take place again at Switchyard Park Pavilion.
- SD reported that she will arrange to get a gift certificate from a local bakery to give to Nature Link's staff as a thank you for their work this summer cleaning Sweetbriar Woods.
- The annual financial report was reviewed. SM motioned that the financial report be approved. JS seconded the motion and the report was approved. Management will submit the report to the accountant for tax purposes.
- MD reported that about half the homeowners have paid their annual dues. Residents have been notified by email or USPS.
- MD reported that there were no residential requests.

Pond Project:

- SM reported that a complaint had been received from a resident about the dumpsters. PAF removed the dumpsters the following day.
- Paul Studier has researched adding fish to the ponds to help control algae growth and mosquitos. He recommended fathead minnows which can be purchased by the pound. The Board will research whether DNR or city will provide the fish.

Election of officers:

- SM introduced Karen Lee Danielson (Olde Mill) who has inquired about joining the WFCA Board of Directors. Karen has extensive experience on HOA boards. She is also highly recommended from residents. SM motioned to approve Karen to join the Board. RA seconded and the motion was approved.
- JS motioned to continue with the current slate of officers. RA seconded the motion. The motion unanimously passed. Officers are SM, President; RA, Vice President; JS, Secretary; Anita Douglas (AD), Treasurer. Karen Lee Danielson (KLD) will eventually replace AD when that position opens later this year. A vacancy on the Board will open when AD leaves.

Old Business:

- SM and RA will collaborate to determine who has voted on the CCR for Fencing. 66 2/3 % of residents need to approve the CCR. The Board will contact residents who have not voted by email or USPS to submit their vote.

WFCA Board Meeting January 14, 2025

- The Board will create a handbook for new WFCA Board members.

New Business:

- JS expressed concern that, when sidewalks were cleared after the snowstorm, piles of snow were left at the end of the sidewalks obstructing access to the street. Questions were raised also about why some sidewalks were not cleared, especially along the bridges.

Board Comments: none

Adjournment: KLD moved that the meeting be adjourned. RA seconded the motion and the meeting was adjourned at 651p.