

WFCA Board Meeting for September 10, 2024

In Attendance: Sandy Martin (SM), Anita Douglas (AD), Janis Stevenson (JS).
Management: Michael Dalton (MD), Sharon Dalton (SD).
Guests: Paul Studier (Moss Creek), Libby Tilghman (Sweetbriar), Susan Ashburn (Moss Creek), Don Richards (Moss Creek).

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

Minutes: JS motioned to accept July minutes as corrected and SM seconded.

Reports:

- Management - Michael/Sharon Dalton:
 - MD presented expense ledger for August 2024. Stated that he and AD are close to finalizing financials for July. August will then be closed out in the same format.
 - Gazebo, fencing around gazebo area, and 3 homes have had mildew removed by Association:
 - 2151 Bent Tree Dr.
 - 2223 Laurelwood S. Laurelwood Cr.
 - 432 Laurelwood Dr.
- Pond progress - work on ponds has resumed.
- Association website updated by SM with proposed changes on rules and CCR changes.
- Homeowner requests:
 - Request by Heila Gonin 2298 S Sweetbriar Court for authorization to place deer fence around garden.
 - Request by Bryan Keleher 2140 S Bent Tree Dr. to paint front door and 2 shutters with Sherwin-Williams 6991 Black Magic. AD moved to approve request and SM seconded.
 - Libby Tilghman (Sweetbriar) attended Zoom meeting to request authorization to place deer fence around garden.
 - request from Cherie Anderson at 451 Wylie Farm Rd to place 4-6 foot fencing around patio. SM moved to approve request and JS seconded.

Old Business:

- Vegetation along multi-use pathway along Winslow Farm Rd and along Graham Rd trimmed by City.
- MD to contact Nature Link to trim trees and weeds along roadway by wooden walkway on Wylie Farm Rd and to clear weeds on north side of walkway by 1 foot.
- MD reported that he is pursuing the possibility of the City helping with the cleanup costs of the encampments in Sweetbriar Woods.

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- “Private property” signs placed around Sweetbriar Woods. “Only Residents and Guests” sign has been placed at the gazebo in Sweetbriar.
- Residents to report city violations directly to the City.

New Business:

- Rob Aney nominated to position of Board vice president. JS moved to approve nomination and AD seconded. Board still has one vacant position.
- Board to consider deer fencing provision in CCR.
- No major campaign effort regarding rule changes and CCR for fence installation will occur before General Meeting.
- Vote by those present and through proxy vote for CCR changes for fence installation will be at General Meeting. 66 2/3% needed. Residents who have not voted will be sent ballots by mail.
- Management to request bids for pond aeration installation and to contact PAF for update regarding coordination with Duke Energy for installation of electrical lines.
- Nature Link to remove trees embedded in concrete by bridge between ponds 4 and 5.
- JS moved for authorization to contact Bluestone for bid to remove dying evergreen tree on island on Hickory Stick Dr. SM seconded.
- October board meeting to draft budget for 2025.

Adjourn: AD moved to adjourn meeting, JS seconded. Meeting adjourned at 635p.