

Winslow Farm Community Association, Inc.  
Annual Meeting  
Tuesday, October 24, 2017 6:30 p.m.  
Sherwood Oaks Christian Church – Fellowship Hall

I. Call to Order

The meeting was called to order by President Jeff Landfair at 6:30 p.m.

II. Opening Statement

Jeff introduced current board members and discussed what the order of business would be for the meeting including reading of the minutes, approving the budget and discussing the solar prohibition repeal and pond projects. He encouraged homeowners with questions or issues other than those being addressed at the annual meeting to come to the monthly board meetings, contact a board member, or consider joining the board.

III. Establish Quorum

Quorum was established with 58 homeowners in attendance and 97 by proxy.

IV. Reading of the 2016 Minutes

Minutes were distributed and homeowners had the opportunity for review. Motion to accept minutes made by Jan Greenwood (Moss Creek). Seconded by Jack King (Moss Creek Village). Motion passed.

V. Treasurer's Report

Carole Damon read the Treasurer's report. No questions were raised by homeowners on the P&L statement or the balance sheet. Motion to approve the Treasurer's report made by Lynn Struve (Moss Creek). Seconded by Bill Tilghman (Sweetbriar). Motion passed.

VI. Proposed Budget for 2018

Carole shared details from the proposed budget for 2018 and took questions and comments from homeowners:

- Jan Greenwood raised a question about the fee increase per household. Carole explained there would be a \$10 increase from current dues.
- Nancy Szakaly asked for clarification about the \$9,000 pond maintenance and \$5,000 pond management plan and the reserve funds for general community maintenance. Carole explained the \$9,255 maintenance budget was for the Aquatic Control chemical contract and general pond maintenance. The reserve funds are for improving the north end of Pond 3 and making repairs/replacements to common area such as sidewalks, signs etc.
- A question was brought up about whether or not additional no trespassing signs could be included to discourage people walking near ponds and through yards, feeding the ducks, etc.
- Nancy Szakaly asked about the pond project for pond 3 and questioned how the money was going to be spent. Carole explained that \$5000 would be spent on creating the comprehensive plan. Additionally, there is a plan in existence for creating the rain garden in the north end of Pond 3. We expect that project to be about \$35,000. \$20,000 toward the project has been offered as a gift from a homeowner.
- Jane Layer asked if homeowners would be able to review the plan in advance of implementation. Carole said homeowners would have the opportunity for review and sharing information.
- Phyllis Mitchell shared concern about the difficulties surrounding the project for Ponds 1 & 2 and the need to make sure the pond 3 project was done correctly.

The budget was approved by homeowners.

## VII. Election of the Board of Directors

Jeff Landfair introduced the current slate of candidates. Each candidate had the opportunity to introduce themselves and share information about their interest in joining the board.

- **Jackie Junken** was not present
- **Jane Layer** introduced herself and shared some information about her background and interest in serving on the board now that she has more time.
- **Sandy Martin** introduced herself as a current board member and her interest in seeing through some of the current projects the board has underway currently. Specifically, she is interested in the long and short-term plans for addressing the pond issues.
- **Marcy Miller** introduced herself and shared her background as someone who understands construction and civil engineering.
- **Charles Steele** introduced himself and shared why he wants to be on the board due to his background, particularly with pond issues, landscaping, architectural design and civil engineering.
- **Amy Stupka** had a family emergency but was introduced by Gary Wiggins as someone who has a great deal of experience building communities and doing advocacy.
- **Nancy Szakaly** introduced herself as an original owner in Winslow Farms and on the New Bent Tree architectural committee and is familiar with the Winslow Farm property.

Homeowners elected Sandy Martin, Charles Steele and Amy Stupka to serve on the board beginning in 2018.

## VIII. Other Business

### A. Solar Panel Prohibition Repeal

- Gary Wiggins shared information about the solar panel prohibition repeal. He explained that the restriction will need to be repealed in both the Winslow Farm and individual neighborhood covenants. Gary recognized after talking to neighbors that the amendment is not likely to pass due to lack of votes. However, an amendment to repeal the solar prohibition for Winslow Farm has a greater chance for success. Gary asked for homeowner help with the individual neighborhoods to pass this. Olde Mill is the only neighborhood who has passed it so far. Gary feels that condominium owners are key to getting enough numbers to support and pass this repeal. Gary also mentioned Next Door Winslow Farm as a good communication tool for sharing information and encouraged homeowners to join.
- Nancy Szakaly asked if the State of Indiana general assembly had addressed the issue so that covenants could not be enforced relative to solar. Gary explained that the bill didn't pass. There was a question about what would happen if homeowners went ahead and installed solar anyhow. Since the amendment was passed there is no issue.

### B. Pond Improvement and Maintenance Project

- Ted Boardman gave a history of the ponds and the need for storm water retention. Ted shared the board's difficulty in maintaining and repairing the ponds as a volunteer group with limited knowledge and experience, hence the need for a comprehensive plan for maintenance and the RFP that was developed to try to get a plan created for the ponds. Ted reported that the board received two responses to the RFP; Davey Research and Eco Systems. The board also is considering using IU SPEA and having a class develop a plan that addresses both short-term and long-term needs. Ted reported that a homeowner has offered a generous \$20,000 contribution to address the north end area of Pond 3 to create a rain garden. The benefactor is asking for input from surrounding homeowners to ensure that they like the plan.
- There was a question about the timing on the north end portion and how that fits into the comprehensive plan. Ted explained that the plan would include the raingarden concept.
- Nancy Szakaly asked about the timing of budget and project and community input.
- Frank Mitchell offered his support of the plan. He mentioned that the other boards in neighborhoods should provide input on their support or opposition to the projects.

- A question was brought up about the cost of annual maintenance and upkeep for the raingarden project. Ted suggested that the comprehensive plan should address this and without that information would be difficult to predict.
- Many homeowners expressed concern about the need for community input on what to do with the ponds and how to get input from all in the neighborhood.
- A Moss Creek resident offered to pay more in dues in order to maintain the community areas.

IX. Adjournment

A motion to adjourn the meeting was made by Jan Greenwood and seconded by Mary Rucker. The motion passed unanimously.