

# WFCA Board Meeting Minutes April 9, 2024

In Attendance: Sandy Martin (SM), Anita Douglas (AD), Tess Hall-Lologgia  
Management: Michael Dalton (MD) and Sharon Dalton (SD)  
Guests: Paul Studier, Rob Aney,

Call to Order: The zoom meeting was called to order by President, SM, at 6:00 p.m.

Minutes: SM moved to accept the February minutes and TH-L seconded. The minutes were approved. SM moved to accept the March minutes and AD seconded. The minutes were approved

Financial Report: 2023 Year End financials will be available for review at the May meeting. MD reported few transactions were completed in March. A few fee payments have been received and the lawyer has sent demand letters. The balances in the savings and checking accounts were reported.

## Pond Report:

SM reported homeowners have raked debris left in the lawn from the pond work. Nature's Link will be asked to remove:

- The debris mounds
- The tree toppled beside pond #4
- A vine that is growing on the stone stacked bridge along Winslow Farm Dr.

MD reported: One muskrat was captured. Kevin Potter has agreed to inspect the status of the bridges.

## Business:

- Straw Poll:
  - An in-person work session will be held March 15 to finalize the straw poll questions.
  - Rob Aney created a Beta version of an online program to disseminate to homeowners in Bent Tree, Laurelwood, New Bent Tree, Olde Mill and Sweetbriar via those who have provided their email address
  - The Beta version was sent to fifteen emails and responses were collected. The recommendations were reviewed, and final edits were made.
  - A timeline for distribution and response was identified: Dissemination within the next two weeks, Reminder for non-responses to be sent May 6 with final deadline May 10<sup>th</sup>. This will provide The Board time to create the appropriate documents during May and June. If a CCR change is required, legal counsel can be obtained during the summer. Information concerning recommended changes which will require membership vote can be released in the fall preceding the Annual Meeting scheduled for November 1. A vote can be sponsored at the Annual General Meeting.
- Mildew Removal: As a follow-up to the fall walk-through, MD recommended that a postcard be sent to homeowners in Bent Tree, Laurelwood, New Bent Tree, Olde Mill and Sweetbriar that if a home has unsightly mildew, it is to be removed by the end of May. Following that deadline, notice will be sent indicating that for those homes with significant mildew the homeowner will have until the end of June to remove the offending mildew. If the problem persists, the WFCA will remove the mildew in July and charge the costs back to the homeowner with an additional processing fee of no less than \$35.

## Adjourned:

- AD moved and SM seconded the motion to adjourn. The meeting was adjourned a 7:03 p.m.