

WFCA Board Meeting Minutes for August 13, 2024

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

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

Guests: Beatrix Burghardt, Sweetbriar; Diane Buzzell, Olde Mill; Jan Greenwood, Moss Creek; Paul Studier, Moss Creek; Gary Wiggins, Olde Mill.

Call to Order: The Zoom meeting was called to order by President SM at 606p.

Homeowners comments/concerns:

- Homeowners expressed concern about the recent home break-in in Olde Mill the previous week.
- Homeowners also expressed concern about non-residents moving through Sweetbriar neighborhood into the wooded area behind homes to unhoused encampments. Non-residents found sleeping in Gazebo in the Sweetbriar neighborhood.
- MD reported that HOA form regarding trespassing in woods is on file with the police department and empowers all police to address trespassing.

Minutes:

JA motioned to accept July minutes as presented; JS seconded. The minutes were approved as moved.

Financial Reports:

Current July 2024 bills and payments were presented to the board. Discussion at next meeting about vacant property with large account owed.

Maintenance Reports:

Nature Link has continued to clean up debris left from in-house encampment. No Trespassing signs have been ordered to be placed approximately every 75 feet around Sweetbriar Woods.

Nature Link to clean vegetation off boardwalk on north side of Wylie Farm Rd.

Old Business:

- Final inspection of the five WFCA neighbors found 6 homes with serious mildew. Letters went out to these homeowners that Power Wash Plus will be sent to clean their homes.
- Pond Project Status: contractor responded the previous week and reported liners to be delivered, work will resume and debris to be cleaned.
- Clean-Flo has provided 3 options for aeration which will be discussed in detail at the next meeting.

New Business:

- JS motioned to move to place sign at Gazebo. MD recommended Residents Only signage. AD seconded the motion.
- MD recommended residents report concerns about trespassing or strangers loitering to police on non-emergency 812 339 4477.
- Vegetation growing on and into the Gazebo to be removed by Nature's Link and Power Wash Plus will clean structure.
- Additional No trespassing signs to be ordered and placed between Sweetbriar homes that back up to wooded area.
- SD and MD met with attorney to review HOA recommendations regarding straw poll feedback from residents. He recommended preparing final report to present to members to review before meeting. HOA Board to make final vote regarding changes at Annual General Meeting. Prepare new CCR for fence installation changes. 66 2/3 approval vote by residents required for new CCR.

Board Member comments/concerns: none

Adjourn: RA moved to adjourn, AD seconded the motion, and meeting was adjourned at 726p.

Submitted: Janis Stevenson