

WFCA Board Meeting for October 8 , 2024

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

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

Guests: Paul Studier (Moss Creek), April Tatom (Sweetbriar).

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

Minutes: JS motioned to accept September minutes and RA seconded. The minutes were accepted by the Board.

Reports:

Management - Michael/Sharon Dalton

- MD presented financials for August and September. July financials had been emailed to Board members after finalized with AD. AD moved to approve July financials and SM seconded. July financials approved by Board. August and September financial reports will be emailed to Board members for approval after finalized with Treasurer AD.
- Review of financial report on loan was postponed.
- MD reported that 3 homes were power washed by WFCA. Invoices were sent to these residences. No payments have been received as yet.
- MD reported that a resident had reported that annual dues had been paid. MD will attempt to make contact with the resident to confirm this.
- Pond Progress: Tremendous progress has been made on the ponds' project. Liners have been welded together on ponds 4 and 5. Riprap around these 2 ponds to be adjusted per contractor. Work is to be started on ponds 6 and 7. Areas around completed ponds have been reseeded.
- SM noted that sidewalks have been cracked from equipment. MD will confirm in contract process for sidewalk repair.
- MD reports no additional bids have been received regarding the pond aeration system. It is likely the Board will select from options already submitted. Engineers from Duke Energy will do an assessment for cost estimates on October 14 for the installation of electrical lines necessary for the aeration system.
- SM reported on WFCA website updates. Homeowner has suggested that website be formatted so that request forms can be done online. SM is working on this process.
- Homeowners' requests to put up deer fencing are on hold until CCR changes for fencing installation are approved at annual meeting next month.
- Homeowner Elspeth Hayden at 2141 WhiteTail Run has requested approval

for a 6 foot wooden fence to match fencing of immediate neighbor. Pending name of contractor, qualified motion to approve made by AD and RA seconded. Board approved motion.

Old Business:

- JS reported on the estimate received from Bluestone for removal of dead tree on island on Hickory Stick Drive. Cost for tree removal is \$910 and for stump grinding is \$98. RA moved to approve tree removal and stump grinding and AD seconded. JS reported that there will be a delay in the work by Bluestone because company is currently helping with hurricane relief.
- There have been no additional encampments in Sweet Briar Woods. April Tatom reported that she has noted nonresidents entering the woods from Sweetbriar Drive by way of the culvert and that there is fencing in area where a Private Property sign could be attached. MD reported that Private Property signs could be secured in concrete at a cost of approximately \$175 per sign. JS moved that a sign be placed in culvert area close to residence with address of 2250 and 3 signs be placed along Henderson that are secured with concrete. RA seconded the motion and the motion was passed.
- Nature Link has removed weeds along walkway on northside of Wylie Farm Road and has removed volunteer trees and weeds around ponds. Nature Link recommended that stumps be sprayed in the spring to prevent regrowth.
- The Board discussed acknowledging the work done by Nature Link to clean Sweetbriar Woods after encampment dispersal with a Thank You card and gift of cake, cupcakes or pizza. SD will contact Nature Link for suggestions.

New Business:

- WFCOA Annual General Meeting will be held Thursday, November 7 at Switchyard Pavilion. Meeting will start at 630p.
- Rob Aney is running for re-election and there is a vacant position on the Board.
- Packets will be mailed to residents which will include a proxy if the homeowner is unable to attend. Budget for 2025 and proposed new CCR for fencing will be included.
- Progress on the pond project will be summarized, new Rules/Regulations will be presented followed by discussion before Board vote.
- 2025 Budget will be reviewed for discussion and vote.
- CCR changes for fence installation will also be presented followed by membership discussion and vote.
- SM reminded Board that meeting with HOA Boards of Bayberry, Moss Creek and Moss Creek Village is required and will be invited to join WFCOA following

December board meeting.

- Motion made by RA for short Board meeting at 4p on November 12 to debrief, seconded by AD.

Adjourn: RA moved for the meeting to adjourn, JS seconded and Board passed adjournment at 709p.