

WFCA Board Meeting May 12, 2026

In Attendance: Rob Aney (RA), Janis Stevenson (JS), Sandy Martin (SM), Russell Kitchner (RK)

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

Guests: Kerry Winderman (KW), Ad Hoc Committee member, Sweetbriar; Kate Steger (KS), Ad Hoc Committee member, Bayberry; Jane Perry, Moss Creek Village; Brett Niehaus, New Bent Tree.

Call to Order: The Zoom meeting was called to order by President RA at 530p.

Minutes: SM made the motion to accept the March minutes. JS seconded the motion. There was no discussion and the minutes were unanimously accepted by the Board.

External Requests:

- KS attended the Board meeting for an update on her request that the WFCA sign at the corner of Wylie Farm Road and Henderson be repaired or replaced.
- MD reported that he contacted Fast Sign and was told that it would cost between \$3500 and \$5000 to repair the sign.
- RA asked if there were other options for the sign besides wood, such as lightweight fiberglass.
- MD said that he would research other options for the sign.
- SM suggested that the Board focus on replacing the one sign in need of repair rather than consider replacing all the WFCA entry signs so that they matched.
- RK noted that he had just done a quick research online for signage options and Carving Company advertised \$700 for signs.
- RA suggested that RK send the URL to MD for further research.

External Requests:

- MD reported that Gary Wiggins at 739 Winslow Farm Dr requested the removal of a pine tree; Soaring Eagle is scheduled to remove it.
- Diane Buzzell is requesting approval for fencing at 2267 S Olde Mill Dr.
- Brett Niehaus is requesting for approval for fencing at 2100 S. Azalea Ln.
- MD is waiting for further information and clarification from both homeowners.

Management Reports:

- MD reviewed the balance sheet. Total assets are just under \$259,000. Outstanding accounts decreased from \$45,000 to \$29,000. He recommended that the Board consider hiring attorney William Morris to focus on collections which is his speciality. His fees are comparable to WFCA's attorney. SM made the motion to contract with William Morris for this purpose. RA seconded the motion. There was no discussion and the motion was unanimously accepted.
- RK did ask about the large amount in collections. MD explained that any resident in arrears over a year went into collections. Residents were contacted by USPS and email if available. Liens are placed on the properties.
- JS asked if there was any information regarding CDs for WFCA funds. MD said he has done research, will check into CDs in new banks and then email Board members with the information.
- There are no new maintenance actions.

New Business:

- JS reported that she had been contacted by 2 residents about the long grass and trash along Graham Dr. One resident, Lee Danielson, collected the trash in April. She collected 24 bags of trash. HAND provided the trash bags and then picked up the bags from her house. She and another neighbor then collected the trash, including a tarp in Sweetbriar Woods, along Henderson. Nature's Link mows along Graham Drive twice a year. They mow a strip about 6 feet in depth. She requested that they mow to the fence to make litter collection

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easier for volunteers. Another resident, Kerry Winderman, asked if Nature's Link could use litter pickup tools to collect trash when they mowed.

- MD will contact Nature's Link to see how much they would charge for each.
- SM explained that the Board has historically supported WFCA residents who are interested in a residential garage sale by posting signs at the entrances of the community. She offered to post the information on the website. MD will email residents the information. The weekend of June 27th was selected. JS made the motion that WFCA Board will provide the above mentioned support for that weekend. SM seconded the motion. There was no discussion and the Board unanimously supported the motion. Residents will determine interest in participating and set days and times on that weekend.

Old Business:

- SD reported that Nature's Link is in the process of applying to City Planning and Transportation Dept. for permission to treat the invasive honeysuckle in the Woods. Their plan is to clear the undergrowth with a forestry mulcher and plant grass in its place.
- JS expressed concern that Nature's Link plan is not in compliance with the City regulations. She would like the Board to accept the bid of Habitat Solutions Wildlife and Forest Management (Dan McGuckin). His bid was a 3 year remediation plan. The bid was for \$3900. Nature's Link bid was for \$28,373.
- KS and KW both confirmed that Sweetbriar Woods was under conservancy and the City was very specific as to what could be done. No heavy equipment was authorized for use in the Woods. They said that Dan McGuckin's remediation plan was in compliance.
- RK asked if residents should be notified before any work in the Woods commences. KW said that there is a double paged handout in the Ad Hoc Committee's report that could be distributed to residents.
- KS recommended that the Board notify residents to explain the necessity for the intervention. She said that residents in Bayberry were upset by the removal of the honeysuckle bushes along Henderson because of loss of privacy. Bayberry is now in the process of planting along Henderson. The new planting will provide privacy once established.
- SM made the motion to accept the 3 year remediation plan of Habitat Solutions. JS seconded the motion. The ayes were unanimous and the motion was accepted. Management will contact Dan McGuckin.
- RA stated at 623p that he needed to leave the meeting because of prior family commitment and asked that SM lead the meeting. Before he signed off, he noted that it will be necessary for the Board to develop a communication plan for the necessary work in the the Woods.
- SM expressed concern about the algae on the ponds. MD reported that Eco-Systems is currently applying algae deterrent on the ponds.
- JS expressed concern about the weed growth around the ponds. There is hemlock growing at pond 3 and 5. There are saplings still growing next to ponds 1 and 2. MD said that that Soaring Eagle is in the process of cutting and treating the weeds. He will get a recommendation from them as to the frequency of treatment.
- Management has researched cleaning ponds 1 and 2. MD reports that he has been in contact with a company that will clean the ponds for \$16000. Soft dumpsters will be used to remove the silt from the neighborhood. He is waiting for a second bid. The ponds were last cleaned in 2015.
- SM asked Management if they have been able to contact PAF about the bubbles in the ponds. MD reported that they tried contacting PAF last month and have had no response. SM said she will try getting a hold of Jeremiah.
- MD reported that the Association is also responsible for bridge maintenance and he is researching structural engineering firms to inspect the bridges.

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- The Board reviewed the status of home maintenance issues in the community. JS reported that the sidewalks along Azalea Dr are being kept clear of vegetation overgrowth. The residence that backs up onto Winslow Farm Rd still has not painted the picket fence.
- RK informed Board that he will be working on an Alaskan cruise from June 15 through August 3. SM suggested that the Board consider meeting in June and then August. JS made the motion that the Board meet on June 9 and on August 11th. SM seconded the motion. All ayes and the motion was unanimously accepted. Meetings will start at 530p.
- JS made the motion to adjourn the meeting. SM seconded the motion. There was no discussion, all ayes and the meeting was adjourned at 641p.