Winslow Farm Community Association, Inc. Board of Directors Meeting

Tuesday, March 15, 2022 Via Zoom

Board Members Present: Sandy Martin (President), Ted Boardman (Vice-President, Secretary), Anita Douglas (Treasurer), Joan Freeman, Michael Dalton (Pegasus Property management)

- I. Call to Order: 6:00 p.m.
- II. Minutes A motion was made to approve the Feb. 22 meeting minutes as written.Motion Anita Douglas Second Joan Freeman Passed
- III. External Requests for Alteration No external requests were presented.
 - a. Joan brought up Dan Brown's alteration request from last fall that is unresolved about painting vinyl siding. Michael will review.
- IV. Financials Michael reported Pegasus has issued five checks. Tax preparation, property management monthly contracted fee. Travelers liability. Nature's Link for ice melt application. About 20% of annual homeowner dues are unpaid. Once we are through March, he will prepare the first quarterly financial report. A motion was made to extend the late fee due date to April 8. Motion Joan Freeman Second Anita Douglas. Passed

V. Old Business

- a. Sandy reported that she signed a contract for Nature's Link to be the landscape company helping to maintain the property for WFCA this year. Michael recommended this would be helpful.
- b. Aquatic Control submitted a new contract proposal for algae control that is substantially higher than the previous year. Ted volunteered to work with Michael to investigate our options to see if any other company might be more affordable or more effective and update the board in a week with his findings.
- c. Pegasus Properties did not receive the specific siding, trim and roof color specifications for Sweetbriar, Olde Mill, New Bent Tree, and Laurelwood. They request any homeowner that has original documentation on them to share them with us.
- d. Sandy appealed to homeowners in neighborhoods that do not have an architectural committee to volunteer. The purpose of such a committee is to respond to requests for alterations to properties and maintaining compliance with standards outlined in each neighborhood's covenants and restrictions.
- e. Ted explained why it would be beneficial for us to renew the most common variants of our WFCA website address.

A motion was made to buy the.net and .org website addresses.

Motion - Anita Douglass Second - Sandy Martin

f. Ted gave an overview of the difference between the official WFCA homeowner distribution list and the discussion list,maintained by an individual homeowner on the Indiana University list platform. He suggested we could consider setting up an official discussion list on a free or paid service like groups.io. Homeowners, friends and family could "opt in" through the service to join, but would not be subscribed without their permission. The existence of the neighborhood list would not rely on one homeowner who may or may not decide to maintain it in the future. He also reviewed the NextDoor Winslow Farm platform, giving particular attention to all the new ways in which homeowners can limit to a great degree of granularity exactly what kind of email notifications they receive. He drew the boundaries of our neighborhood and set up NextDoor for all homeowners to use and is one of a team of neighborhood moderators that help keep discussions within NextDoor's community guidelines, which revolve around "being helpful, not hurtful." Sandy suggested it would be useful to put together a tutorial and share it with homeowners, and Ted said he would work on that.

Passed

VI. Old Business

- a. Sandy reported that we were unable to meet the tight deadline and application requirements for the City of Bloomington's speed cushion program. Each speed cushion area required a separate application, which had to include 24 homeowner signatures in the impacted area, three supporting letters with one from a city council member, due March 11. More stop signs, speed limit signs, and flashing lights were not available options in this program.
- b. Audit Anita reported this is not an ideal time to contact companies about performing an audit. The cost is \$1,000 to \$2,500 depending on what level we want to be done.

VII. New Business

- a. Timing of Financial Reports Anita outlined what she would like to see monthly and quarterly.
 - A motion was made to go to quarterly financial reports, with monthly check register, receivable and payable reports.
 - Motion Anita Douglas Second Joan Freeman. Passed
- b. Board Vacancy A suggestion was made to put out a notice to homeowners about the open board position, set a deadline of March 31, and interview the candidates.
- VIII. Homeowner Comments Comments were made regarding the desire to have a group discount for power washing siding and window washing. Michael will look into getting such a discount. Also, a homeowner commented on a recent gunshot incident. Michael encouraged homeowners to report such incidents to the police, as the

number of reports often factors into the decision-making about where police patrol.

IX. Adjournment – A motion to adjourn was made at 7:15 p.m.Motion – Ted Boardman Second - Anita Douglas.

Passed

Approved April 12, 2022

Ted Boardman

Secretary