

WFCA Board Meeting June 23, 2026

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

Management: Sharon Dalton (SD); Michael Dalton III

Guests: Paul Studier, Moss Creek; Jeff Schact, Sweetbriar; Connie Hanson, Moss Creek; Virginia Coomb, Moss Creek; Jan Greenwood, Moss Creek

Call to Order: The Zoom meeting was called to order by President RA at 532p.

Minutes: JS made the motion to accept the May minutes and RA seconded the motion. The Board vote was unanimous to accept the minutes.

Homeowner comments:

- Jan Greenwood expressed concern about the debris on pond #7 spillway; since this is on the agenda under new business, discussion was postponed.
- Jeff Schact attended the meeting to ask for guidance regarding a recurring issue with storm drainage. He lives on Sweetbriar Ct and his and his neighbors' backyards can become completely flooded from storm water running off of Wylie Farm Rd. The drain on Wylie Farm Rd is inadequate to managing heavy storm water runoff. He reports that the Comcast cable and the Duke Energy box are exposed. There is erosion in the yards and rock bed has washed away.
- In response to SM's question, he reported that about 6 homeowners are impacted.
- SM reported that Brandon Cavaness (former WFCA Board President) brought this to the Board's attention some years ago. She believes that it was determined to be the homeowner's responsibility. She explained to Jeff Schact that WFCA is not an HOA. She explained the difference between the Association and an HOA. WFCA manages the common areas in the community.
- Pegasus Management will research the history of the properties being affected. SD said that the City needs to be contacted first.

External Requests:

- The approval for the fence request for 2267 S. Olde Mill Drive (D. Buzzell request) was pending from last month. Pegasus Management was waiting for clarification from the homeowner as to placement of the fence in respect to the house. SM has reported that the fence was completed despite no formal approval from the Board.
- The fence request for 2100 S Azalea Dr (Niehaus request) was submitted for approval by the Board via email. This approval was an exception to WFCA guidelines. SM submitted the following motion and RA seconded the motion with 3 members voting to accept it. It was approved as submitted. Given that the approval is an exception to the guidelines, it is imperative that the total motion, as submitted, be recorded in the minutes. Motion: the WFCA Board of Directors acknowledge the unique configuration of the lot at 2100 Azalea Drive and approve an exception to the WFCA fence installation regulations to permit a six-foot (6') fence be installed parallel to the front of the house, in close proximity to the front foundation. The reasons for approving this one-time exception are as follows:
 1. This property is the last WFCA home developed along that street with a wooded area separating WFCA to the adjacent apartment complex.
 2. It will block no other WFCA homes as there are no other WFCA homes located to the Northeast side of the property.
 3. A hillside in back severely limits the backyard space.
 4. The presence of a wooded area has proven to be an attraction for homeless individuals to trespass and/or take refuge.

Management Reports:

- SD reported that Management was contacted by residents at 739 Winslow Farm Rd and 2209 Sweetbriar Circle about storm damage to trees. Nature's Link to assess and report back to Pegasus.

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- RA asked SD if Board member Russell Kirchner has set up a Zoom meeting yet with Michael to review financial reports in more detail. SD said that she was not aware of any meeting.
- SM suggested that perhaps all Board members sit in on such a discussion. She also would like a discussion about moving some WFCA funds into CDs for earned income.
- SD reviewed the WFCA balance sheet. There is nothing unusual in financial report. There is still over \$28,000 in Accounts Receivable. Lawyer William Morris has been hired to focus on collections.

Maintenance Actions:

- SD reported that a contract with Habitat Solutions has been signed. The business has been hired to conduct treatment of Sweetbriar Woods to eradicate invasive bush honeysuckle. The treatment will be carried out over 3 years. Habitat Solutions will be paid as each phase of work is completed.
- JS made the motion that she would email a letter to the City Planning and Transportation Department to inform them that Habitat Solutions has been contracted to treat the bush honeysuckle. She will use the letter template provided by the Ad Hoc Committee. RA seconded the motion. All ayes and the motion was unanimously approved.
- SM suggested informing WFCA residents by letter, especially in the Sweetbriar neighborhood, of the work that will be done in the Woods starting Winter 2026. General updates could be provided by letter as well.
- JS will reach out to Kerry Winderman and Lee Danielson to see if they have any interest in participating in community education regarding the eradication.
- SD reported that Ecosystems is now treating weeds around the pond banks and the algae in the water routinely. It is using a stronger treatment in the ponds to control the algae.
- She also reported that Nature's Link has cleared the weed/sapling growth under the bridges.
- SM noted that saplings along the ponds (pond 1 and 2) still need to be removed.
- JS asked if the weed growth in the ponds (Jan Greenwood identified it as primrose) has been treated.
- SD will ask Nature's Link about the invasive primrose. She reported that the dead snapping turtle has been removed from pond 6.
- SM said that residents should be encouraged to report problems/issues directly to Pegasus by using the form on the website. This is not what occurred regarding the snapping turtle. Several residents became involved and the complaint was directed to Board members.
- SD reported that Michael Dalton has located the company that created the WFCA entry signs. The sign at the Henderson entry and the sign at Winslow Road both need to be replaced. Pegasus has no cost yet.
- In response to SM's question, SD stated that there is no signed contract yet for cleaning ponds 1 and 2. Cost will be \$16,000. JS made the motion that a contract with Affordable Pond Cleaning LLC be signed for the \$16,000. RA seconded the motion. The motion was unanimously approved by the Board.
- When asked about mowing along Graham Dr, SD reported that WFCA has never had a contract with Nature's Link. She suggested that Nature's Link mow along Graham every 2 weeks. She will get a quote and email it to the Board. The goal is to mow from roadside to the fence.
- SD and SM proposed that simple no trespassing/private property signs be used along Henderson. These signs can be nailed to trees and purchased from Lowe's or a hardware store. The signs need to be posted so that police are authorized to remove homeless individuals or encampments. Nature's Link can place the signs. JS said that she still has 2 original metal signs that had been ripped off the posts. She asked if they should be given to Nature's Link or disposed of. SD will arrange to have Nature's Link collect the signs.
- SM expressed concern about the Laurelwood property that has been neglected. There is a woman collecting the mail and placing it in the house, but it is unlikely that the house is occupied. The Board has discussed this property many times. The owner has been warned many times about unpaid fees and for not maintaining the property. Certified letters have

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been sent. The Board has intervened in the past by power washing, removing a large tree limb that had landed on the deck, weed removal.

- After Board discussion, Management was directed to send another certified letter notifying the owner to power wash the house, remove the vine growing up the side of the house and the weeds around the shrub in the front yard, remove the upholstered chair by the front door, and mow the grass by mid-July. If the owner is non-compliant by this time, then the Board will intervene. RA made the motion that by mid-July the Board will intervene and the plan of action will be to have the front of the house power-washed, remove weeds from around the bush at the front of the house, remove the vine growing up the side of the house, and have the upholstered chair removed; the City will be informed by UReport that the grass in the front is overgrown. JS seconded the motion. All voted aye and the motion was unanimously adopted.

New Business:

- Nature's Link has removed the debris that had collected at pond 7 spillway.

Board Member comments/concerns:

- JS reported that weed overgrowth is a problem again on the sidewalk along Azalea Drive where two WFCA homes on Bent Tree back up to the street. She asked that a letter be sent again to the owners to clear grass and weeds growing on and over the sidewalk.
- SM noted that she has posted information about the annual WFCA garage sale for this Saturday on Next Door Neighbor and Facebook and has updated the WFCA website.
- The next Board meeting will be Tuesday August 11th at 530. SM stated that it was important to discuss at this meeting the Annual WFCA meeting in November and the joint meeting with the HOA Boards that occurs in December.

Adjournment: SM motioned to adjourn the meeting. JS seconded the motion. All ayes and the meeting was adjourned at 649p.

Janis Stevenson, Secretary