

Winslow Farm Community Association, Inc.
Annual Meeting Minutes
Monday, December 6, 2021
6:00 - 7:30 p.m. Meeting
Switchyard Park Pavilion 1601 S. Rogers Street

I. Call to Order-the meeting was called to order at 6:19 p.m. by Board President, Joan Freeman.

II. Opening Statement - Joan Freeman, Board President, introduced the Board members and welcomed owners to the meeting. She outlined the purpose of the annual meeting, which is to go over the year end financials, pass the 2022 Budget and elect new Board members.

III. Three agenda items were requested by a homeowner, and they will be addressed under other business. If owners have questions about items not on tonight's agenda, they are encouraged to attend the monthly Board meetings that are currently being held by Zoom on the second Tuesday of each month.

III. Quorum Established - a quorum was established with 91 properties present and 94 represented by proxy.

IV. Reading of the 2020 Minutes (Article 2.6.6.2) - minutes from the 2020 annual meeting were mailed to the membership and in the meeting handout. A motion was made to approve the minutes from the 2020 annual meeting as written.

Motion to approve - Marc Wagner Second - Sandy Martin Passed

V. Treasurer's Report (Article 2.6.6.2) - the year-end financials were reviewed and questions were answered. A motion was made to approve the 2020-year end financials.

Motion to approve - Jan Greenwood Second - Jane Perry Passed

VI. Proposed Budget for 2022 (Article 2.6.6.3)- the proposed budget for 2022 was discussed. A vote was taken by ballot to approve the 2022 budget and the budget passed.

VII. Election of the Board of Directors (Article 2.6.6.4) - three seats on the Board were up for election. Candidate bios were included in the annual mailing notice and in the meeting handout. Elected to the Board were Sandy Martin, Anita Douglas and Ted Boardman.

VIII. Other Business (Article 2.6.6.5) - other items discussed at the meeting were:

- A. Contracts over \$5,000 - an owner asked how contracts are awarded that are over \$5,000 without prior homeowner approval. Per the Board attorney the bylaws state (3.3.2) this does not apply if there is a line item in the budget for the contract. A question was asked why the lawn care contract is \$16,000. That is not the amount of the contract, it is the budget amount for that line item. The mowing is billed on a per mow basis likewise items like mulch are billed as completed.

- B. Pond alternatives - fishing hole, swimming pond, picnic tables. A homeowner requested a third option on the pond survey as a lazy river.

Joan Freeman explained that an engineering firm was hired to complete plan options for the ponds which included restoring all the ponds as wet ponds (Option A) or changing ponds 3 and 4 into stream channels with ponds 5-7 remaining as wet ponds (Option B). The stream channel bed option is essentially a lazy river and if homeowners wanted the lazy river they should have voted for Option B.

Another homeowner asked why the Practical Proposal wasn't listed on the pond survey. The Practical Proposal kept all the ponds as wet ponds and this was option A on the pond survey ballot. These are the two options the engineer recommended and the two options the Board is looking at.

Some homeowners raised concern as they had received literature from neighbors urging them not to vote on the pond survey or to vote none of the above. They felt the literature led them to believe there would be other options. Homeowners asked the Board to extend the date of the survey. Joan Freeman said the Board would discuss extending the survey.

- C. Review of all Common Area - an Owner requested a review of expenditures for all common areas. Last year, Brent Eckhart, of the Indianapolis firm Reserve Design Advantage, prepared a reserve schedule that looked at all the common areas. He attended last year's annual meeting, and a copy of the reserve study is on the WFCA website.

- IX. Adjournment (Article 2.6.6.6) - a motion was made to adjourn the meeting at 8:04 p.m.
Motion - Marc Wagner Second - Sandy Martin Passed