

WFCB Board Meeting October 15, 2025

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

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

Guests: JoAnn Freeman (Laurelwood); Jan Greenwood (Moss Creek); Linda Barnhill (New Bent Tree); Chrissie (neighborhood unknown) requested to record meeting which was denied.

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

Minutes: RA made the motion to approve the August minutes. SM seconded the motion. There was no discussion and the minutes were unanimously accepted by the Board.

External Requests:

- Request for installation of a metal roof by C. Smith at 2242 Sweetbriar Court was approved by Board via email on September 10, 2025. JS motioned to approve the request for a new metal roof in either Old Town Gray or Charcoal colors; roof to be installed by Equity Builders Roofing. RA seconded the motion. The Board unanimously voted to approve the request.
- Request for installation of new gutters by K. Hires at 531 Hickory Stick Drive was approved by the Board via email on September 11, 2025. JS motioned to approve the request to replace the gutters in color Grey Harbor; gutters to be installed by RVC Roofing. RA seconded the motion. The Board unanimously voted to approve the request.
- Request to install solar panels by S. Dowling at 2291 S. Sweetbriar Court was approved by the Board via email on September 12, 2025. Solar panels to be installed by Atomic Electric Solar. SM made the motion to approve the request. JS seconded the motion and the Board unanimously voted to approve the request.
- On September 13, 2025, SM via email made the motion that the Board accept the offer of Paul Studier (Moss Creek) to introduce, at his expense, a dozen "rosy reds" fish in pond one (1) and two dozen in the forebay of pond three (3) knowing that WFCB has been advised that they may not survive the winter. RA seconded the motion and the Board unanimously approved the request.
- Request by Bob & Evy Buzzell at 226 S. Olde Mill Drive to add a storage unit to home is still pending further information regarding the dimensions of the storage shed.
- Management received a mailed request by L. Barnhill (New Bent Tree) to add a deck with 2 stairwells at the back of the house. She attended the Zoom meeting to provide further information. One of the stairwells will be visible from the street. Her son who is an engineer will be building the deck. The Board decided that approval for the project will be made by email. This will allow the Board to review the request that was submitted.

Management Reports:

Financial Reports:

- MD reported that the Association has \$164,444.21 in total assets. He remains concerned about the fact that there is over \$18,000 in owed fees. Collections by the attorney is slower than MD would like. Two units in the Association are being sold and the Association will collect outstanding debt at closing.
- Trace Investigation, Inc. reported that multiple attempts have been made to locate and serve the owner of the residence on Laurelwood Court who is noncompliant in property upkeep as well as owed fees. The field investigator has reported that the residence is vacant with a lockbox on the door. Trace Investigation reported that it is at the end of the legal process to collect the debt.

Maintenance:

- On September 5, SM made the motion to approve Lee Danielson's request to instruct Nature's Link to mow along Graham prior to the litter pickup scheduled for October 11. JS seconded the motion and the Board unanimously approved the request.
- SM was able to contact Jeremiah at PAF. He is scheduled to do another walkthrough the last week of October.

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- Eco Systems has been paid \$5800 year-to-date for treating the algae in the ponds.

Old Business:

- The Board commends Lee Danielson for her work to organize the Sweetbriar Woods litter pickup on October 11. Kate Steger, a volunteer, submitted to SM a copy of a receipt for the cost of depositing collected trash at the municipal dump. Pegasus will issue a check to reimburse her. For confidentiality reasons, Lee did not submit names of residents who participated but the Board appreciates all the effort on everyone's part.
- MD reported that there has been no response from the homeowner of 722 Olde Mill Circle. The fence at this residence needs repair and painting. Another letter will be sent to the homeowner. MD may hand deliver the letter.
- One of the homes that backs onto Azalea Drive still has not cleared weed overgrowth away from the sidewalk at the back of the property. JS will confirm the address of this residence so that Pegasus can send a certified letter.
- Jan Greenwood has placed 'No Dumping' decals by drains throughout the Association. She has asked that residents be encouraged to "Adopt A Drain" to help keep drains clear of leaves and debris.
- All the No Trespassing signs at Sweetbriar Woods on Henderson have been vandalized and removed from the posts. JS has 2 of these signs in her garage. There is still one sign posted on Graham. The police have requested that no trespassing signs be posted. MD filed another authorization form with the police on August 11, 2025; this authorizes the police to enter the Woods as necessary. The form is filed under the name of WFCA at Henderson/Wylie.
- JS motioned that the Board get a cost estimate from Nature Link to clear underbrush from Sweetbriar Woods this fall. The goal would be to make any encampment more visible. SM seconded the motion and the motion was unanimously passed.
- SM reported that a muskrat was removed from pond 6 by J&R Nuisance Wildlife Control for \$468. One animal was trapped and cameras were placed to track any other muskrat activity.
- The Board will continue to have a Zoom meeting every other month. The meeting will start at 530p.
- The December meeting will be December 9 at 530p and will be a joint meeting of the HOA Boards. SM has already reached out to Kate Steger.

New Business:

- SM has noted aquatic weed in Pond 3. Aquatic Control is scheduled for a one time trial treatment of shoreline/rip-rap this fall; algae treatment will be included. A decision will need to be made in the future whether to continue with Nature's Link and Eco Systems or contract with Aquatic Control.
- The deadline for Request for Bid for general maintenance of the seven wet-pond drainage system in WFCA is October 22. The bid would include aeration/water disbursement system, pond treatment to prevent algae and other invasive water vegetation, regular schedule of treatments to eliminate and prevent weeds along the banks.
- The Board has received a bid from Aquatics Control. Their proposal for the season-long maintenance of shoreline and rip-rap is \$16050. This compares with \$14000 by Nature's Link (Soaring Eagle). The bid for placement of 7 surface aerators with control boxes is \$17955.67. This bid does not include the electrical supply work. The bid for winter fountain maintenance is \$4000.
- In respect to Aquatics Control's bid, JS moved to motion to postpone any decision on an aeration system for a year. The Board's focus will be to initiate the plan of regularly scheduled weed and algae control. SM seconded the motion. There was no discussion and the motion was unanimously passed.
- SM was asked by a resident whether someone can donate money for pond beautification and use the donation as a tax deduction. MD will research this and report back.

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- MD reported that the fence project was not yet officially completed. The Association needs 278 residential DocuSign signatures. The secretary then needs to sign off on the signatures. The DocuSign signatures will be collected at year's end with the billing for next year.
- 2026 Budget
 1. A resident of WFCA suggested placing a bench next to a pond, perhaps 6 or 7, as a resting point for those walking along Winslow Farm Rd. JS recommended that this project be postponed until the pond project is completed and the issues at Sweetbriar Woods have been addressed. This suggestion can be revisited in the future.
 2. SM has recommended an increase in remuneration for Pegasus Properties. There has been no increase in annual fees to the management company for 3 years. SM made the motion to increase monthly payment to Pegasus Properties by 5%. RA seconded the motion. There was no discussion and the motion was unanimously passed.
 3. MD recommended that the Board consider increasing annual WFCA Association dues. There has been no increase for 4 years and yet operating expenses continue to rise. A \$10 increase in annual dues would cover cost of living increases. RA moved that the Board increase annual dues by \$10 to offset operating expenses; this would also protect the reserve. SM seconded the motion. There was no discussion and the vote was unanimous.
 4. The 2026 budget will be presented at the November 6 Annual Meeting. The 2026 budget and billing for annual dues will also be included in the official end of year letter from Pegasus.
- 2025 Annual General Meeting
 1. Reminder for Annual Meeting will be sent by email.
 2. Topics for the meeting include review of 2025, 2026 projects and budget, election of officers.
 3. SM suggested that she contact the City to see if a representative can come to the Annual Meeting to discuss the issue of the unhoused.

Homeowner Comments:

- JoAnn Freeman: expressed concern that enzymes have not controlled pond algae and that weeds along the ponds have not been controlled. She has been told by friend who lives along pond 5 reports that water from pond 6 backwashes into pond 5.
- Linda Barnhill (New Bent Tree): expressed her opinion that addressing the undergrowth in Sweetbriar Woods is the larger issue to support the increase in annual fees. She also asked who is responsible for the speed reduction islands on Azalea Drive. SM told her that they belong to the City and any concerns can be reported through uReport on the City website.
- Jan Greenwood (Moss Creek) - reported concern about the aquatic primrose in pond 5. She also encouraged residents to Adopt a Drain to keep them open; leaves and debris need to be removed. She has placed "No Dumping" decals by all drains.

Adjournment:

RA moved that the meeting be adjourned. SM seconded the motion and the meeting was adjourned at 753p.

Janis Stevenson, Secretary