



Winslow Farm Community Association, Inc.
Board of Directors Meeting
Management: Pegasus Properties, Inc

Zoom meeting
May 10, 2022, 6:00 p.m.

- i. 6:00 p.m. Call to Order
- ii. Attendance (guests are to register their name and address in chat mode)
- iii. Welcome New Board Member, Joan Lewis
- iv. Minutes
- v. External Requests
- vi. Reports
 - a. Management-Michael Dalton
 - Financial update
 - Fee payments
 - Bill payments since April 12
 - Gazebo vandalism repair
 - Power Washing Discount
 - b. President-Sandy Martin
 - Outreach Program status
 - Final Document (copy attached)
 - May Board meeting with Moss Creek and Moss Creek Village
 - Identification of cadre member
 - Proposed process to respond to maintenance violations complaints
- vii. Old Business:
- viii. New Business
 - a. Acknowledge online approval for walkway repair-May 2, 2022
 - b. Legal Services
 - c. Yard Sale-promotional services
 - d. Summer Social-volunteer to oversee
 - e. Spring Newsletter
 - f. Summer Pond Bank maintenance-trimming
- ix. Pond Report
 - a. Michael Dalton: Information on acquiring loan for pond project.
 - b. Ted Boardman: Presentation Jeremiah Percival, with PAF Construction and Dredging
 - c. Conversation with Andrew E. Knust, PE with Bledsoe Riggert Cooper James (copy of letter, attached)
- x. For The Good of The Order
 - a. Board Member comments/concerns
 - b. Homeowner Comments (limited to 3 minutes each)
- xi. Adjourn



WFCA 2022 NEIGHBORHOOD OUTREACH PROGRAM

As part of an initiative to promote a more unified community, the WFCA Board meetings will focus specific monthly meetings on individual WFCA neighborhoods for an interchange of ideas, concerns, and questions.

As a component of the outreach program, representatives will be asked to serve from each neighborhood as a cadre of liaisons to the WFCA Board.

- The liaisons will be invited, but not required, to attend board meetings and will receive board information that may be shared with members of the neighborhood.
- The liaisons will be encouraged to connect with neighbors and serve as a conduit to the Board to convey local concerns and questions.
- The WFCA Board will serve to support and assist the liaisons in those neighborhoods wishing to update their neighborhood color standards and/or other rules and regulations.
- WFCA will make the schedule of the focus meetings available on the WFCA website, emails and mailings inviting all homeowners of the specific highlighted neighborhood.

WFCA Board of Directors Neighborhood Meeting Schedule

Month/date	Business Meeting Topic	Neighborhood Focus
April-4/12	General Business	
May-5/10	Pond	
June-6/14	Audit	Moss Creek and Moss Creek Village
July-7/12		Laurelwood
August-8/9		Sweetbriar
September-9/13	Budget	Bent Tree and New Bent Tree
October-10/11	Annual Meeting Prep	Bayberry
November-TBD	ANNUAL GENERAL MEETING	
December-12/13		Olde Mill



Winslow Farm Community Association, Inc.

Management: Pegasus Properties, Inc
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Andrew E. Knust, PE
Bledsoe Riggert Cooper James
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To: Andrew E. Knust, PE
aknust@brjcivil.com

I am writing in response to an email you sent to Carole Damon dated November 15, 2021. Since that time Carole has withdrawn as the management company for WFCA. Pegasus Properties has been selected and a new Board was installed in January. In the email you wrote:

"I can say that the least costly option for design work would be in restoring the ponds as ponds. Very little permitting would be required. I've already done a fair amount of the design work, although I would want to draw up a few more details and refine the drawings to show erosion controls, staging areas, etc. so the contractors could give you reliable numbers for construction cost. I'm guessing my cost would be somewhere between \$5,000 - \$20,000, depending on how you would answer the following:" (Your list of questions follows with the current board's responses.)

We would invite you to join our Board meeting in a zoom meeting on May 10th at approximately 6:40 p.m. This will be the first meeting that we will have had the opportunity to address the pond improvement project since we obtained the new management company and installed a new Board of Directors.

This will provide you with the opportunity to address our responses to your questions. We do not anticipate more than a half an hour dedicated for our discussion with you. If you would like to provide supporting documents prior to the meeting, we can share them with the members for their review before our discussion with you.

The WFCA Board of Directors conducted a survey of the membership and has reviewed your Conceptual Design. The efforts have resulted in an agreement to pursue restoring the ponds as ponds. The responses to your questions are as follows:

- Do you want to restore the aeration and recirculation systems?

Summary: Yes, but we need more information before making a final decision. This could be beneficial to the overall system.

It is assumed we need aeration, but not the fountains that were used previously. There is information to support other options.

Generally, we feel recirculation is wise, but remain concerned that the existing pipes may not be functioning properly. The status of the underground pipes needs to be determined before a final decision is made, but before work is started on the ponds. It may be nothing more than "flushing" the system to see if it still functions. Obviously, the recirculation function is not an option until which time pond #7 is addressed. The recirculating pump will not function until a deeper water level is maintained consistently in pond #7.

- Do you want a landscape design for the pond edge treatment?

Summary: Yes, but we need to understand the different options.

You (Andy) have suggested companies that can provide this service. Given that we are not redesigning the ponds into a stream channel, this is less of a priority. The stream channel would have required a major landscaping design.

The issue of "pond edge treatment" is absolutely required, but it isn't necessarily vegetation (river rock, etc.---NOT flexamat!!!!) But above all else, it is essential that we address the erosion issue behind Terry Halloran's unit. She has indicated that with the excessive spring rains there has been additional erosion. It won't be long before the water level will be permanently under her porch/deck.

We need a company to work in coordination with the existing landscapers to ensure that maintenance can and will be adequately performed according to the final design. We can learn from area ponds--- and suggested from observations have previously been ignored.

- Do you want to make the ponds deeper, or stay the same depth?

Summary: Deeper, but probably just a portion of the ponds, not entire pond, nor necessarily all ponds.

It isn't necessary to make the entire water body deeper to have sufficient oxygen levels to support good water quality. There are specific recommendations for diameter and depth, so there might be an alternative to digging everything deeper.

This is contingent on costs and our budget, It is NOT necessary to deepen the total pond, but to limit the additional depth to a smaller area. It may be that we target just one or two to be deepened. Given #3's problems it would be a candidate, as well as some alteration to #5. Ponds # 4, 6. and possibly 7 may very well function adequately once the muck and sediment is removed. An experienced pond contractor can provide advice (and has).

- Would you want me to assist with obtaining and evaluating bids from the contractors?

Summary: What is the cost/benefit ratio? We need to know more about what this service would give us, exactly, and how much it would cost.

Another option is to serve as a consultant to review and advise the final RFP that is will be created by the Board.

- Would you want me to provide construction administration services to ensure that the materials and methods used are consistent with the plans?

It depends. It could be pricy, and unnecessary. If the company proposing the work is very well staffed with skilled and experienced staff, has a proven track record, and would not need supervision, it could be a redundant and unnecessary expense. We anticipate reviewing recommendations and referrals of any company we select. It would be useful to hear from these companies before deciding to continue paying a civil engineering firm to oversee the dredging and bank repair. This seems to be less of a priority since we do not plan to renovate to a stream channel. Put another way, how can you answer without knowing what these professional service providers can offer?

Should you have questions or concerns, please feel free to contact me.

Respectfully,

A handwritten signature in cursive script that reads "Sandra L. Martin".

Sandy Martin, President WFCB Board of Directors
Winslow Farm Community Association
765-366-7824
Sandym1234@aol.com
