

FINAL RECOMMENDATIONS OF THE 2020 WFCA POND COMMITTEE

1. Forego the discussion of turning pond #3 into a dry creek bed, thereby, eliminating any need to spend thousands of dollars on studies, new designs and permits. Keep pond #3 as it is and clean it up. The various arguments for this approach are listed in the reactions #7.
2. Do not waste another \$5000 on pond #3 which will not address the overriding issues. Given how little sediment was effectively removed last year at a cost of \$5000, an additional \$5000 will do little to remove the majority of the sediment and it will do nothing to address the erosion issues. [See reaction # 1.] Pond #3 should be drained, thoroughly dredged, liner repaired or replaced as deemed necessary, and the appropriate banks reinforced to prevent erosion. To spend another \$5000 will be just a waste of money. Bite the bullet and do the work.
3. Specifically, the area behind Terry Halloran needs to be replaced and reinforced. (see reaction #12 at the end)
4. As the season to complete the work is drawing to a close, there seems to be no evidence that an attempt has been made to meet again with Moss Creek HOA. **[NB: This is incorrect, as was proven to the Committee members. –GW]** Given this observation, the meeting with MC HOA should no longer be used as a delaying technique. Just get the work done on pond #3 without resolving the boundary issues. Ignore the possible limitations that the Deckard survey seemed to uncover. The water in the pond created the erosion and therefore, WFCA becomes responsible for rectifying the erosion problems.
5. It remains advisable that efforts should still be made to reach out to MC HOA to develop an agreement for contributions towards repairs and/or maintenance of pond #3. Reaction # 6 provides a possible suggestion towards how a contribution could be attained from MC HOA.
6. The WFCA Board must develop a specific reserve "budget/schedule" that identifies future costs to rectify the pond situations and most importantly a plan for WFCA assessments that can meet those needs by instituting reasonable increases in assessments over time.

Sandy Martin
Beckie Owens
Rhett Salisbury

Note: References to "reactions" are to clauses in a much longer document that accompanied an e-mail message from Sandy Martin with subject "Reaction to WFCA response to Pond Committee Recommendations" received on 8/10/2020. Available on request from wiggins@iu.edu.