

**WINDING BROOK OWNERS ASSOCIATION
MEETING MINUTES OF FEBRUARY 19, 2004**

Present: Michel St.Germain, Steve Berkett, Brenda Wright, Sue Deacon, and Sandy LaCroix.

Remember to check the vent pipes from your furnace and hot water heaters for corrosion. They may be leaking combustion gases through cracks or holes you can't see.

At 7 pm, Mike St.Germain called the meeting to order and re-introduced Sandy LaCroix. Many members will remember Sandy as our former management representative with Appletree Bay. As of March 1, 2004, we welcome her back as our new Property Manager. All payments, questions, concerns and issues should be directed to Sandy at her office :

**Sandy LaCroix Property Management
600 Blair Park, Suite 190
Williston, VT 05495
Tel: 878-7307; Fax: 878-6573
Email: SANDYLACROIXPM@AOL.COM**

**On Thursday, March 25, 7 pm, the Winding Brook Homeowners' Association will have a Public Meeting to discuss the change of Management Company at their new location:
600 Blair Park in Williston, downstairs from Suite 190.**

Steve reported that our current financial situation involves more income than expenses, and the completed December '03 information packet would be distributed on 2-20-04 with Klaus' updated budgets and the termination letter to Appletree Bay. Steve would meet with Dave Crawford on 2-23-04 to finish bill paying and pick up all of our documents, and would be prepared to sign a check to terminate the relationship with Appletree Bay. We will have a public meeting in March to discuss the change in management and plans for the future.

Included with our updated official Administrative Rules just distributed to members is new Rule 27, concerning any modification or replacement of boilers or water heaters. Please replace your old outdated copies with the new rules, and dispose of the old version.

Attic Insulation check results show that all attic insulation appears to be of the fire-retardant treated blown cellulose type, and according to our UAI consultant, David Slade, will not need replacing.

Repairs to be completed by the Association include:

- Unit 25, a hole in the boiler closet made during door modification;
- Unit 63, a vent pipe in the attic to be capped;
- Units 12 and 71, roof leaks;
- Unit 84, a frozen pipe leaving the building;
- Unit 36, a hole in the boiler closet made during door modification.

Landscaping and Pruning will be done by John Farrell, BayView Nurseries. Our new Grounds Committee, TJ Marsden, Carol Walters and Diane Bouffard, will be working with both Chris and John to coordinate efforts and results. Repainting the speed bumps may need to be done this year. Contact Mike St.Germain to contribute ideas or join the committee. Snow removal, Lawn mowing and Fall and Spring cleanup will be done by Chris Flannigan, Arrowhead. For Exterior Light Bulb replacement, contact Steve Berkett, who has taken on the task of buying and replacing bulbs.

We are looking for someone to oversee Website Maintenance and Design for our new Winding Brook internet website, www.winding-brook.com. Contact John Canning for more information.

From the February 19 issue of The Other Paper, 16.3 acres at 700 Hinesburg Rd. will be subdivided into 2 lots for building; and the gas station at 110 Kennedy Dr. will be converted into a short order restaurant.

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Submitted, Sue Deacon, Secretary