

Winding Brook Meeting Minutes

May 6, 2004

The Winding Brook Board of Directors held their meeting on Thursday, May 6, 2004 at 7:00 p.m. in the South Burlington City Offices. President Michel St. Germain called the meeting to order at 7:00 p.m.

PRESENT: Michel St. Germain, Steve Berkett, John Canning, Susan Deacon, and Brenda Wright; Board of Directors. Homeowners Harvey and Ethel Horner, Susan Reyes, Amaryllis Murtie, Teresa Duffy, Katherine DeSanto, Evelyn and George Perraudin, Klaus Hameyer, Marc and Peggy Faucher, Jean Wilson, Alan Yandow, Carol Goodrum, Gary Lemieux, Betsy Walters, Jennifer Nokes, Zack Wyman, Radha Buko, and Jozef Buko. Also present were Albert "Sonny" Audette and Ann Pugh from the Vermont State Legislature, Jeff Wennberg from the Department of Natural Resources, and Matthew Courcelle from Champlain Consulting Engineers. Paul Gustafson of Sugartree Condos, Larry Dubois of Southridge Condos, Lewis Wetzel of Grandview Condos and Nancy Remsen of the Burlington Free Press. Sandy Lacroix and Linda Spellman represented Sandy Lacroix Property Management.

STORM WATER ISSUE: President Michel St. Germain introduced Sonny Audette, Ann Pugh and Jeff Wennberg. The following is an insert from the article in the Burlington Free Press:

Stephen Berkett asked the questions that have worried his neighbors at the Winding Brook condominium complex and many other property owners near sediment-clogged brooks in Chittenden County and elsewhere.

What does the state expect them to do about the storm water that washes off roofs, driveways and parking lots, carrying dirt and toxins into nearby streams? And how much will it cost?

"The answer is we don't know and we won't know for some time," Environmental Conservation Commissioner Jeffrey Wennberg told Berkett and 35 of his neighbors Thursday.

Wennberg quickly added the good news. The Legislature is poised to pass a bill that would resolve all the uncertainties about the way the state regulates storm water and start the critical cleanup of polluted streams and Lake Champlain.

The bill would remove the cloud hanging over hundreds of properties that lack valid permits for storm water discharges including all 84 units at Winding Brook by granting them up to three years' amnesty for meeting new discharge standards.

It also would allow new construction such as a townhouse and retail project in Essex before the Agency of Natural Resources completes work on cleanup plans for each of 17 streams that fail to meet federal clean-water standards. Nine are in Chittenden County.

The House passed the bill by a vote of 127-3 on Friday. Senate leaders promise action on the bill early next week before the Legislature adjourns.

Berkett applauded the progress toward ending the storm water stalemate.

'We're going to wait and see,' he said, 'but it sounded like a plan, which is better than where we were before.' Surprise Winding Brook's problems surfaced a year ago when an attorney helping one resident sell a unit discovered the whole complex lacked a valid storm water discharge permit, explained John Canning, vice president of the homeowner's association. The last valid permit had expired in 1985. State officials confirm at least 300 storm water permits were allowed to expire.

Winding Brook hired engineers to study the storm water controls at the condo complex. Canning said a series of ditches direct water to a small pond intended to filter pollutants. Water in the pond is piped to a marshy area. 'Storm water seeps through there to Potash Brook.'

Before the association could apply for a new permit, the Water Resources Board issued a decision invalidating the state's storm water permit system. 'We were caught in limbo,' Canning said.

As a result, most real estate transactions at the condo complex last year included a requirement that \$1,000 or more be set aside toward the future cost of updating the storm water system, Canning said. Retirees in the complex worry about higher dues to cover expensive upgrades, Canning said. The association set aside money to cover future expenses, but 'we don't know if it will be \$7,000 or \$70,000.'

The association will hire engineers to determine how to achieve zero discharge. 'If you do that analysis and get that price, that is going to be the worst it could be,' Wennberg advised. Once state officials write a cleanup plan for nearby Potash Brook, he said the complex might not need to achieve zero discharge.

REVIEW OF FEBRUARY AND MARCH MEETING MINUTES: John Canning motioned to accept minutes. Steve Berkett seconded the motion. All voted in favor, the motion was passed.

REVIEW OF THE MARCH FINANCIAL STATEMENT: Income for the month of March totaled \$15,265.51 association fees, \$7,085.23 special assessment income and \$3.43 taxable interest and \$252.00 misc. income giving a total of \$22,606.17. Disbursements totaled \$8,525.89 for the month leaving a net income for the month of

\$14,077.28. The only concern in the budget is the winter road maintenance with a budget of \$2500.00; \$2,094.00 has been spent this year.

MASTER INSURANCE POLICY: Steve Berkett and Sandy Lacroix met with David Holton from the Essex Agency. The premium for the master insurance policy rose 25% instead of the anticipated 50% increase. The increase was less than expected because the association kept the number of claims filed down. David Holton recommended the association save money on insurance claims by having the homeowner pay the bill for the repair if they are responsible for the problem. David Holton will attend a meeting to discuss this issue. If this is approved by the Board of Directors, it will be added to the Rules and Regulations. Steve Berkett motioned to keep the master insurance with Vermont Mutual. Brenda Wright seconded the motion; all voted in favor, the motion was passed.

CORRESPONDENCE: Letters were received from the following unit owners. Susan Reyes, Midge Nason, Scott Redfield, Mary Alexandrides, Jennifer Nokes and Heather Angelano and Carol Cummings. Letters will be sent to each homeowner regarding their requests and concerns.

OLD BUSINESS: The landscaper, John Farrell, has begun the renovation work at Winding Brook. A building will be the first to get new shrubs. E and I Buildings to follow after A building. John Farrell will be back at the appropriate time to trim and prune shrubs. He will be checking areas where the grass does not grow. Arrowhead has begun mulching around gardens and shrubs.

Arrowhead does the lawn mowing on Tuesday and Wednesday. Please remove lawn furniture, ornaments and any other personal items before they mow. Some units have too many small ornaments for the mowers to go around and they are afraid of breaking the items with the mower.

If you have not sent a key to your unit to the management company please do so. This is to be used for emergencies only. Eight units remain to be contacted regarding the boiler issue. If you have not responded to set up a date, please contact the management company.

Unit numbers will be painted on the curbs not on the garages. The garages already have numbers on them. The management company will obtain a price for a lock to be installed on the pump station.

NEW BUSINESS: The City of South Burlington has offered Winding Brook \$21,400.00 to purchase land along Kennedy Drive. Please see the attached memo. This will be discussed at the next Board meeting on June 17, 2004.

ADJOURNMENT: With no further business to discuss, the meeting was adjourned at 8:45 p.m. The next meeting will be held on Thursday, June 17, 2004 at 7:00 p.m. The

meeting will be held at St. John Vianney's Church on Hinesburg Road. Check the Winding Brook web site for details.

When the pump station was recently pumped several large items were found. Please do not put onion skins, celery or potato skins, sanitary products, tooth brush holders, coffee grounds or any object you are not sure about down the drain. Place these items in your trash container.

Respectfully submitted by Sandra Lacroix Property Management.