

WINDING BROOK MEETING MINUTES

JUNE 17, 2004

The Winding Brook Homeowners Association held their monthly meeting on Thursday, June 17, 2004 at 7:00 p.m. in St. John Vianneys Church. President Michel St. German called the meeting to order at 7:05 p.m.

PRESENT: Michel St. Germain, Steve Berkett, Brenda Wright and Susan Deacon; Board of Directors. Homeowners Klause Hameyer, Amaryllis Murtie, Katherine DiSanto and George and Evelyn Perraudin. Linda Spellman and Sandy Lacroix represented the management company.

BUSINESS: Steve Berkett discussed the options for the sale of Winding Brook property to the City of South Burlington for the storm water project. The amount of the land being sold is .168 acres; the city is offering \$21,400.00. The options are as follows:

1. Eminent domain – not the way the association wants to go.
 2. Permanent easement – this is the easiest way to go.
 3. Getting homeowners signatures – 66 2/3% needed to authorize sale to the city.
- It was suggested that the Board divide up the list of homeowners that did not respond and contact them. Klaus Hameyer suggested using the money from the sale of the land for the storm water issue. The money would be in the reserve account until it was needed. Steve Berkett will check with the city to see if the stakes around the land to be sold are perimeters for the land area or the fence area. Michel St. Germain motioned to accept the third option, Steve Berkett seconded the motion, all voted in favor. The motion was passed.

REVIEW OF THE MAY MEETING MINUTES: The May meeting minutes were reviewed by the Board of Directors; Susan Deacon motioned to accept them as written, Steve Berkett seconded the motion, all voted in favor. The motion was passed.

REVIEW OF THE MAY FINANCIALS: See the attached financials. Brenda Wright motioned to accept the May financial statement. Susan Deacon seconded the motion. All voted in favor, the motion was passed.

In July Sandy Lacroix Property Management will do a walk through around Winding Brook. Brenda Wright and Penny Murtie will join her to inspect the grounds and buildings.

Michel St. Germain proposed revisions to the budget. A new line item for general grounds maintenance. Grounds maintenance additional will change to landscaping improvements. John Farrell will charge \$720.00 to dig out and remove the dead bushes. Michel St. Germain motioned to move \$2500.00 into routine grounds maintenance. \$2,000.00 was saved on the insurance premium; approximately \$5,000.00 was saved on the roofing quote. Steve Berkett seconded the motion, all voted in favor. The motion was passed.

Michel St. Germain motioned to authorize Champlain consulting to start the study so we can get cost estimates for the storm water project. A report will be requested from the engineer to see what has been accomplished. Steve Berkett seconded the motion; all voted in favor, the motion was passed.

Leo Martineau submitted a proposal of \$325.00 to power wash building I. The Board accepted this proposal, homeowners will be notified to close their windows and open their patio gates.

Steve Berkett discussed using a new material on all the outside stairways. The material is supposed to last for years. This will be discussed again for next year's budget.

Midge Nason requested boards be replaced around her entry way. The boards are rotting; they are used to hold in stones. The Board approved the replacement of the boards. The mulch should not touch the bottom of the privacy fences; it causes the wood to rot. Chris from Arrowhead will be contacted with that information. Michel St. Germain suggested white stones be installed around the foundation of each building as each building is painted. Evelyn Perraudin agreed with the white stones.

Two patios will be replaced this year. Steve Berkett and the management company have each requested proposals for the patio work, no response so far.

Arrowhead Issues: The grounds crew is still going too fast with the mowers. There are tracks on the lawns. Next year all of Winding Brook needs to be mowed by smaller hand mowers. Maybe every ten days instead of every week. There is a dirt patch in front of unit 18 that needs to be removed. When blowers are used, they do not blow things off the patio it all gets stuck in the corner. The Board discussed meeting with Chris to discuss these issues.

OTHER BUSINESS: The Board reviewed the proposal from Richard Bushnell to remove the trees that have been tagged. Richard Bushnell will be contacted to do the work.

Two homeowners had noise issues, letters will be sent to the offending neighbors.

Grills are not allowed on second story decks. On ground floor patios, you have to have asbestos. Sandy Lacroix Management Company will check with the insurance company regarding the coverage and with the fire department to see what their rules are.

ADJOURNMENT: With no further business to discuss the meeting adjourned at 8:20 p.m. The next meeting will be held July 29, 2004 at 7:00 p.m. in the South Burlington city offices; the room we will be using is the smaller room upstairs.

Respectfully submitted by Sandra Lacroix