

Winding Brook Meeting Minutes

July 29, 2004

The Winding Brook Homeowners Association held their monthly meeting on Thursday, July 29, 2004 at the South Burlington Town Offices .President Michel St. Germain 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 Susana Reyes, Teresa Duffy and Eileen Forrester. Sandy Lacroix and Linda Spellman represented the management company.

REVIEW OF THE JUNE MEETING MINUTES: The June meeting minutes were reviewed by the Board of Directors; Michel St. Germain motioned to accept them as written, Susan Deacon seconded the motion, all voted in favor. The motion was passed.

REVIEW OF THE JUNE FINANCIALS: A copy of the June financials is enclosed for your review. Steve Berkett the treasurer of Winding Brook says we need to keep expenses down right now. H building has been repaired and painted. The roof on F building has been completed. D building will have the next new roof. \$6,000.00 was paid to the attorney for the storm water issue. \$21,000.00 will be paid to Winding Brook from the city in October or November.

OLD BUSINESS: The management company will be obtaining bids for having the parking spaces painted with numbers corresponding to the units. Two storm doors have been replaced. One more door is needed. The association paid for these doors. A discussion was held regarding who owns the doors and who pays for the maintenance, the homeowner or the association. This subject was tabled for a future meeting.

NEW BUSINESS: The topic of grills on the patios and decks was discussed. Grills are **not** allowed on upper decks. . Grills may be placed on patios but they must be 10' from the wall of the unit. This means that many grills will have to be moved to the lawn near the patio to be far enough away from the wall. These rules were obtained from the fire department.

We would once again like to remind homeowners and tenants about putting things down the drains. Foreign objects cause problems in the pump station. It has cost thousands of dollars in the past to make repairs. The following items should never be put in the drains: Sanitary products, onion skins, toothbrushes, celery, potato skins, coffee grinds.

UPDATE ON STORM WATER ISSUE: Michel St. Germain, Steve Berkett, and Susan Deacon attended a meeting with Marty Courcell, the consultant from Champlain Consulting, about the storm water issue. The next steps are to be taken. 1. Apply for a deferral permit. 2. Have the sand filter in the retention pond evaluated; it might have to be brought up to 2002 standards. Brush hog the retention pond, maybe have the embankments built up. Check to make sure everything is working.

August 15th is the deadline for a cost estimate. September 15th Winding Brook will receive an update from the engineer. There is a meeting on August 25th in city hall regarding the land acquisition. Any homeowner may attend that is interested.

The storm water discharge permit will be filed with city hall. A copy of this will be included with any further resale certificates. One copy will be sent to the Division of Water Quality. President Michel St. Germain signed the documents for the land proposition.

UPDATE ON BOILER ISSUE: Steve Berkett sent homeowners a letter about the plans to finish the boiler project. Another letter will be sent to all homeowners in flats. The appointments for these units will have to be coordinated between upstairs and downstairs neighbors, as they have to be done at the same time. Appointments will be set up through the management company. The dates for this are September 28th and 29th.

If any homeowner has had a new heating system installed, they must show proof to the management company that it meets code.

UPDATE ON LANDSCAPING: John Farrell spent a few days recently at Winding Brook doing the following work: a tree was removed from in front of building B; a tree was removed in front of building E; two pine trees were removed, a tree was removed from behind unit 52. Sandy Lacroix Property Management will do a walk around with Brenda Wright and Penny Murtie to check and see if all the tagged shrubs were pulled and the tagged trees are down. Replacement planting will not be done until next year. Green Mountain Power will be asked to take down a dead maple tree in the power lines near Hinesburg Road entrance.

OTHER BUSINESS: The management obtained a bid for a new property maintenance company. The board has received many complaints regarding the work Arrowhead does. The lawn mowing is the biggest complaint. The lawns are being dug up with the power mowers. Michel St. Germain motioned that Arrowhead be contacted and told to comply with the contract or a thirty day notice will be given to them. Brenda Wright seconded the motion, all voted in favor.

Brenda Wright and Susana Reyes asked about water coming off the roofs directly onto Ms. Wright's window and Mrs. Reyes patio. Steve Berkett was going to speak to Leo Martineau about checking out the gutters and the downspouts.

Susan Deacon asked about water puddling under her patio and going into her crawl space. Steve Berkett will speak to Leo Martineau about inspecting the crawl space in building A.

The Board assured the two homeowners who need to have their patios replaced that we are still working on finding a company to do the work.

The Board would like to remind all homeowners to have their annual safety checks done on their boilers the end of August. They recommend Niquette Brothers Plumbing & Heating. Their phone number is 655-3444.

ADJOURNMENT: With no further business to discuss, the meeting adjourned at 8:36 p.m. The next meeting will be on Thursday, September 9, 2004 in the South Burlington city Offices.

A car was broken into at Winding Brook last week. Please be sure to lock your vehicles. If you see any strange activities, contact the South Burlington Police Department.

The Board is proposing from now on, the meeting minutes will be posted on the Winding Brook web site. The meeting minutes will no longer be sent to the homeowner unless the homeowner requests a copy. This will save the Association a lot of money on copies and postage. The management company will check with John Canning to see if this okay with him.

Respectfully submitted by Sandra Lacroix