

## MEETING MINUTES FOR WINDING BROOK

October 27, 2004

The Winding Brook Board of Directors held a meeting on Wednesday, October 27, 2004 in Michel St. Germain unit. The meeting was called to order at 7:15 p.m.

PRESENT: Michel St. Germain, John Canning, Steve Berkett, Susan Deacon and Brenda Wright; Board of Directors. Sandy Lacroix and Linda Spellman represented the Management Company.

Business: Steve Berkett suggested to the management company when giving out resale certificates, give out the storm water information with them and have the person come into the office and sign for it.

The privacy fences in the back of the units will be replaced with the white plastic fencing. If you do not currently have such a fence a new one will not be installed.

A notice should be sent out to homeowners to clear out the overflow parking lot before winter because half of the lot will be used for snow that is removed from other areas in Winding Brook.

Budget Discussion: The Board of Directors reviewed the proposed budget for 2005 that was prepared by Steve Berkett and Sandy Lacroix. The budget shows a 2.42% increase in fees. This would bring the income from fees to \$174,830.00. Michel asked for a motion to approve this figure, John Canning moved to accept the motion, Sue Deacon seconded the motion, all voted in favor. The Board discussed a special assessment of one year or two years. The assessment could be broken down into two payments each year. The special assessment for 2005 will be \$50,000 payable in two payments the first beginning March 30, 2005, the second payment due June 30, 2005.

Steve Berkett said he is worried the association will need more money. Now is the time to raise more, people have higher equity in their units now. People could sell and not have to pay. Brenda Wright suggested we give the homeowners a choice. \$50,000 one year, \$75,000 the second year or \$100,000 for over two years. Michel St. Germain suggested presenting the \$100,000 over two years with payments as stated. Steve Berkett agreed to present this at the meeting. He will give pros and cons to a \$75,000 special assessment. The Board of Directors voted to present both options at the Annual Meeting.

Edward Dollard discussion: Mr. Dollard should have contacted the Board of Directors when this problem first began. His “engineer” is not a qualified engineer. The consultant he hired (engineer) took apart the inside wall. The space Mr. Dollard talks about does not belong to him. Call Todd Hobson (engineer) ask him if he is a licensed engineer. Vermont Mutual Insurance Company disagrees with Todd Hobson. Rules and Regulations #17 state he should have come to the Board immediately. The Association will contact Knights Engineering for an opinion.

Steve Berkett stated he is considering resigning from the Board in December. He would take over the storm water issue for a fee. Betsy Walters has agreed to join the Board of Directors if needed.

Michel St. Germain would like the management company to redo their welcome package.

With no further business to discuss, the meeting adjourned at 8:55p.m.

Respectfully submitted by Sandy Lacroix Property Management