

MEETING MINUTES FOR WINDING BROOK  
November 15, 2004

The Winding Brook Board of Directors held a meeting on Monday, November 15, 2004 at the South Burlington Community Library. President Michel St. Germaine called the meeting to order at 7:02 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. A number of homeowners were also present.

STORM WATER: Steve Berkett brought everyone up to date on what is going on with the storm water issue. Champlain Consulting Engineers worked with state legislatures. According to Steve Berkett:

- Under a ruling by the Vermont Supreme Court, a property without all permits cannot sell (we will include these permits with the minutes so that each homeowner has them)
- The Conservation Department never told anyone their permits were expired, because they didn't know
- Jim Pease, who works for the State of Vermont, wrote a document (that the Board was not privy to) stating that Winding Brook was in complete failure
- Sellers have not been putting money in escrow
- These new issues could become a federal issue
- The existing systems do not meet the 2002 standards

To meet the 2002 standards we would need to:

1. Fix the retention pond: the sand filter has been destroyed – it is not properly filtering out the impurities
  2. Reduced storm water impact fee: (based on a study done by Champlain Consulting) we would have to bring the system to 0% discharge or pay a fee of \$53,000.00 – it is not possible for us to get to 0% discharge
  3. Offset Fee: If we're polluting Potash Brook, there could be another fee
- \$50,000.00 will be needed now so that when work begins, the money will be available (The Board will not spend any money until everything is approved)
  - When Winding Brook gets a permit, South Burlington will set up a storm water district – we will pay an annual fee and then be finished
  - The money has not yet come in from the City of South Burlington – the deed has been filed, so South Burlington now owns the land – this money will be used for the storm water issue

- The storm water issue is # 1 on the agenda, but no date has been set (Steve Berkett said he will go to Montpelier and talk to Jim Pease directly to get the best information)
- We could create a tax, but it is not deductible
- The only permit for Winding Brook was issued to a farmer who sold the land to Homestead Designs
- Steve Berkett told the Board and the homeowners that he would be retiring on December 30, 2004 and become a paid consultant for the storm water issue.

The Board will look into sponsoring a meeting with other condominium associations to go over the storm water issues. Sharing consultants, contractors, etc. and having only one lawyer would be more cost effective.

BUDGET DISCUSSION: Steve Berkett thanked Klaus Hameyer for all his help in working on the budget. The proposed budget for 2005 is enclosed. Please keep in mind that the monthly fee increase and assessment are proposed and will be voted on at the annual meeting. If the increase is passed, it will not begin until 2005. If the monthly fee increase is voted down, per the bylaws, the monthly fee will be raised by five (5) %. If the assessment is passed, it has been proposed that it be broken into two (2) payments, due in March and June of 2005. There may be a second assessment in 2006, based on the storm water issue.

Large amounts of the reserve contribution were spent on capital expenditures. This fund will be rebuilt.

Items that will be done in 2005 include:

- The boiler project is still not finished. Several units will need to be rescheduled due to an error on the part of Sheet Metal Design. These unit owners will be contacted to set a schedule when the work is set to be finished.
- Building D will be painted and have trim repair.
- New plastic privacy fencing will be replacing all fences that currently exist.
- Leo Martineau will replace the garage trim with a plastic wood, which cannot be penetrated by water.
- The outside stairways on B building and C building will be refurbished every two (2) years.
- Screen doors will be replaced as needed. These doors cannot be painted or the warranty is no longer effective. The Board will not purchase screen doors for units that have not had them previously. The homeowner pays for the screen door the first time around.
- The wooden fence in the overflow parking lot is ruined. It will be taken down and replaced with a different type of fence.
- The front portion of the roof on building C will be replaced next year. Part of it was done this year, but will not be paid for until 2005.

When a homeowner replaces a furnace, they must submit a letter to the management company stating this fact.

Hot water heaters should be replaced every ten (10) years. This is the responsibility of the homeowner.

With no other business to discuss, the meeting was adjourned at 8:02 p.m. The Board of Directors then went into an Executive Session.

The Winding Brook Homeowners Association Annual Meeting will be on Thursday, December 13, 2004 at the South Burlington Town Offices at 7:00p.m. Notices will be sent along with proxies to all homeowners prior to this meeting.

Respectfully submitted by Sandy Lacroix Property Management.