



## **Winding Brook Homeowners**

### **Association**

**Winding Brook Homeowners Association  
Meeting Minutes  
March 10, 2005**

**President Michel St. Germain called the meeting to order at 7:00 p.m.**

**PRESENT: Michel St. Germain, Steve Berkett, Susan Deacon, Betsy Walters, Board of Directors; Evelyn & George Perraudin, Lise Richers, Dick Allegrezza, Homeowners; John & Amanda Bushey of John Bushey Property Maintenance; Sandy Lacroix and Linda Spellman represented the management company.**

**John Bushey of John Bushey Property Maintenance will be taking over grounds keeping as of April 1, 2005. The duties John's company will be performing were discussed. Michel St. Germain asked that John Bushey not use riding lawn mowers to cut the grass and John agreed. New mulch will not be put down this year. If homeowners want their patio areas done by the property maintenance company, they need to be sure that their gate is left unlocked. Steve Berkett asked about weeding. John Bushey will weed completely and then keep it up as necessary. John Bushey will take care of any bees' nests. He will also coordinate with John Farrell the landscaper.**

**Dick Allegrezza, owner of unit 41 spoke to the Board about a problem he has had with his boiler since work was done on it. Susan Deacon motioned to discuss the issue in executive session. The Board or the management company will notify him of their decision.**

#### **TREASURER'S REPORT:**

**Steve Berkett reported that the check from the City of South Burlington has been received. It has already been voted on by the association to put this money into a separate reserve account for the storm water issue.**

**Steve Berkett has switched the reserve account transfer to three months on and three months off for a total of \$12,000.00 to be transferred from the checking account to the reserve account annually. \$3,761.62 that was budgeted for capital expenditures but not used was transferred to the reserve account.**

**The Board would like to remind all homeowners that any work needed that the association is responsible for must be approved by the Board. Because of insurance issues, you must contact the management company and not order work yourself. Any homeowner that has work done not approved by the Board will be held responsible for payment for the work done.**

**A reminder that the special assessment for the storm water issue is due on May 30, 2005. If you are not sure how much your assessment is, call Linda at Sandy Lacroix Property Management at 878-7307.**

#### **CORRESPONDENCE:**

**The Board reviewed correspondence from homeowners to the management company.**

**A noise issue was reported and will be followed up by a letter from the management company.**

#### **ROOFING:**

**The front half of building H has been scheduled to be re-roofed in 2005. There was a discussion about possibly doing the sections that really need to be done due to leaks in specific units and doing the rest of the roof another year, due to a lack of funds. The Board will look into this for the spring. They will also check with homeowners in this building to see if any of them have leaks in their units.**

#### **STEPS FOR C BUILDING:**

**Steve Berkett, Sandy Lacroix and Leo Martineau will look into a new product for replacing the treads on the stairs of building C. This new product will look neater and clean up easier than what is currently there.**

#### **OTHER BUSINESS:**

**Susan Deacon asked the Board for permission to put an air conditioner in the wall in the back of her unit. She would pay for the air conditioner and the labor. She also asked if an air vent could be put in over the garage door to let fresh air in. She will also pay for this work to be done. Neither of these would be noticeable from the outside of her unit. The Board approved both.**

**A unit owner had a problem with sewage backing up into her guest bathroom. The management company will look into the cause of this problem.**

**There has been a problem with people dumping their trash behind garages and in places other than the trash rooms. Any trash that is not taken by the rubbish removal company must be taken to the South Burlington Landfill by the**

**homeowner/tenant. Anyone seen dumping trash in unauthorized locations will be held responsible for the cost of removing it.**

**The Board discussed the possibility of putting 6-inch gutters in the front of I building.**

**To date, the management company has not been able to find a contractor to reconstruct the patios of two unit owners. They will continue to look into this matter.**

**Building C roof will be finished this year. The Board would like to set a date for late April or early May.**

**With no other issues to discuss, the meeting was adjourned at 8:45 p.m.**

**The next meeting will be held on Thursday May 7, 2005 at 7:00 p.m. at the South Burlington Town Offices.**

**Respectfully submitted by Sandy Lacroix Property Management.**