



Winding Brook Homeowners

Association

WINDING BROOK MEETING MINUTES MAY 5, 2005

The Winding Brook Board of Directors held their Board meeting on May 5, 2005 in the South Burlington City Offices. President Michel St. Germain called the meeting to order at 7:00p.m.

PRESENT: Michel St. Germain, Steve Berkett, Sue Deacon, Betsy Walters and John Canning; Board of Directors. Sandy Lacroix and Linda Spellman represented the management company.

Martin Courcelle from Champlain Engineering was present to report on the storm water status at Winding Brook. For your information I have enclosed a copy of his report he sent to the Board of Directors.

REVIEW OF THE MARCH MEETING MINUTES: The Board of Directors reviewed the March meeting minutes, John Canning moved to accept the minutes with one correction, the wrong meeting date was in the minutes. All voted in favor, the motion was passed. The minutes will be sent to Sue Deacon for review each month before they are mailed to the homeowners.

REVIEW OF THE MARCH FINANCIALS: Steve Berkett: Treasurer of Winding Brook, gave the financial report. Enclosed is a copy of his report, Arrowhead sent a bill for \$80.00 to remove two Christmas trees, Steve feels this should have been part of the clean up in their contract. The \$50,000.00 special assessment is due on May 30, 2005. This money is deposited into a separate account for the storm water bill.

Several units have reported leaks in the roof; these will be inspected and repaired by Richard Bushnell Construction. The Board voted to accept the financials as presented.

BUSINESS: All outside alterations to your unit must be approved by the Board of Directors. Letters will be sent to all violators regarding this matter. A lot of variations are starting to occur which changes the appearance of Winding Brook.

Trash is being left behind the garages, if you see someone dumping trash in an inappropriate place; please contact Sandy at the management company. John Bushey

will be asked to remove the trash; this does cost Winding Brook extra money to have it removed.

BUDGET CUTS: The Board discussed various places to cut expenses in the budget. The subject was tabled until the June meeting so the association could discuss their ideas on what should be cut from the budget.

Steve Berkett discussed the boiler issue; appointments have been made to finish up this project.

The Board discussed fencing for the overflow parking lot; the price for the gate would be between \$2562.00 and \$3662.00 depending on how it is installed. External rollers on the bottom of the fence would be the less expensive way to go.

If you leave your car in the overflow parking lot for more than a night, put a notice on the dashboard that you are a guest of unit # and leave a key with that unit owner. If you live at Winding Brook and leave your car in the overflow parking lot while on a trip you do so at your own risk. One unit owner had a tree fall on their car in the overflow lot, and the cost for repairs was their responsibility. Michel St. Germain will write an administrative rule to vote on at the next meeting regarding this issue.

The master insurance for Winding Brook is coming up for renewal. The Board voted to stay with Vermont Mutual, various deductibles was discussed. The higher the deductible the lower the yearly premium is for the association.

The Board of Directors discussed repairs that are needed for Winding Brook Drive. There are drain issues to be repaired now and patches of the road will be paved, the rest of the work will wait for another year.

Rocks need to be installed by the Hinesburg Road entrance. John Bushey will be contacted to install small rocks in that area to hold back the water that is washing away the grass in that area.

John Canning will discuss the Kennedy Drive construction with the City. When it starts we do not want cars cutting through Winding Brook.

H building needs to be power washed this year, that building is having one half of the roof replaced this summer.

Karen Wyman wants a shrub with an orange tag on it removed.

Discussion regarding the stairways in building B and C took place. Tom Prim, the painter, will do the stairway in building C. Something will be applied so the stairs will not be slippery after they are painted.

If you see any light bulbs out, please report the location to the management company. Michel St. Germain will be replacing light bulbs.

If you have an e-mail address and would like to receive your minutes that way, please forward the address to the management company.

With no further business to discuss, the meeting adjourned at 9:13 p.m., the next meeting will be held on June 23, 2005 at 6:30 p.m in the large room of the South Burlington City Offices. Join us and share your cost-saving ideas for Winding Brook.

Respectfully submitted by Sandy Lacroix Property Management