



Winding Brook Homeowners

Association

Winding Brook Homeowners Association
Meeting Minutes
August 18, 2005

PRESENT: Mike St. Germain, Susan Deacon, Betsy Walters, Board of Directors; Theresa Duffy, Richard Parent, and Richard Moore, homeowners; Linda Spellman represented the property management company.

The meeting was called to order at 6:35 p.m.

REVIEW OF JULY MEETING MINUTES: The minutes were approved as written.

REVIEW OF JULY FINANCIALS: After discussion, the July Financials were approved as presented.

OLD BUSINESS:

Boiler work (last 4 units): The boiler work on the final four (4) units has been scheduled for Monday, September 29, 2005.

Trees-Quotes: The apple tree near building 49 looks blighted. There are also a couple of dead trees between buildings A and B that need to be removed. Quotes will be obtained.

NEW BUSINESS:

Reserved Parking Spots – There are extra parking spaces at Winding Brook that can be rented out. Some homeowners have requested these spots. Any spot that is being rented by a homeowner will be designated as a reserved parking spot and will be available to that homeowner only. Notices will be sent to homeowners in the immediate parking area letting them know that the space is reserved.

Leo Martineau checked on a homeowner's screen door and reported that because the weather stripping is shredded, the whole door needs to be replaced. After discussion, it was decided by the Board, that the management company should contact Leo and ask why he cannot just use weather stripping to take care of the problem.

Two units have repairs to their units from past problems that need to be resolved.

A homeowner asked to have her privacy fence painted, as the paint is chipping off. All painting is finished for this year. The management company will contact her and let her know that there will be no more painting done until the spring of 2006.

OTHER BUSINESS:

Board Member Terms – The Board would like the property management company to look into the length of terms for each office on the Board of Directors. With the Annual Meeting approaching, new elections may be necessary.

Yard Sale: There will be a community yard sale at Winding Brook on Saturday, September 10, 2005 from 9:00a.m. until 2:00 p.m. The rain date will be Saturday September 17, 2005. The property management company will place an advertisement in the local paper. Any homeowners or tenants that are interested in participating should set up on their lawn or on the grass ways along the sidewalks.

Winding Brook was treated for ants this summer. Although it helped, it did not relieve the problem. Another solution will have to be found.

With no other business to be discussed, the meeting was adjourned at 7:37 p.m.

The next meeting will be on September 29, 2005 at the town offices.

Respectfully submitted by Sandy Lacroix Property Management.