

**WINDING BROOK HOMEOWNERS' ASSOCIATION
2006 ANNUAL MEETING**

The President's Report, by Michel St. Germain

This report is more of my reflections about the Winding Brook Homeowners' Association today, January 11, 2007, than a summary of the meetings.

As mentioned in my opening comments some of you are new owners at Winding Brook. I welcome you to our neighborhood. Curiously the buildings that we live in are referred to with letters instead of numbers or names. For many years this has worked. I invite you to explore the common element of the condominium property. Those of you who live in I building, take a walk up to the other end of our property. Those of you who live in A, B, and C buildings, wander down to the end of the parking lot of I Building. This will give you an insight into the complexity of managing this home of ours, and the huge responsibility that rests with the Property Manager and the Board.

We collectively own in common a vested interest in all these buildings.

For those of you that are not familiar with the term "common element," allow me to attempt an explanation. It includes the road, sidewalks, parking lots, exterior lighting, and all the grassed areas outside the patios. Also included are the walls and roofs. These are the areas that our monthly fees pay to maintain.

I am presenting you with an abbreviated report since much of what I could speak about is to be found in the minutes of each of the Board meetings. Meetings are held regularly every six weeks. I do hope that you take the time to review them.

I am pleased to report that most of the goals we set out in the 2006 budget and goals are completed.

Anyone who walks around the common element will find that the buildings as well as the grounds continue to be well maintained. The lawns are mowed and the road, parking lots and walkway are contracted to John Bushey for maintenance. Low-growing plantings such as bushes and shrubs are pruned by John Farrell. Tree removal when necessary is contracted out to a tree service.

Winding Brook has a policy of replacing decaying wood trim and painting one residential building per year. Whenever possible, real wood is being replaced by an artificial product. Fences are now being replaced with a plastic vinyl product.

This past year we completed the replacement of roof shingles on the residential buildings and started replacing garage roofs.

At this time I will mention examples of some of the projects that didn't get completed. I would point out that they are beyond the control of the Board.

We did not get the storm water pond built. I will not elaborate at this time but a more detailed update will be presented later.

A second item that seems to have been overlooked is the rewriting of the Declaration of Condominium and By-Laws of the merged Winding Brook I and Winding Brook II. The reason I bring this up is the fact that each has to be checked to determine the authority issues that come up, such as ownership. At this time in the life of Winding Brook our lawyer is researching the two documents to determine the appropriate procedure to give title or easements to the City of South Burlington for the storm water pond.

One of the projects still in process is the surveying of the northern boundary of our property. It appears that it is located near the grassed edge. This is apparent along buildings A, B, D and F. The surveyor has tagged trees with colored ribbons. I strongly urge you not to throw gardening debris in the woods. We are still waiting to find out the final area of the storm water pond site between I and F buildings, and the boundaries of our property around the Lang Building on Hinesburg Road. We own the property around that structure but the boundary is not clearly marked.

One issue that needs to be brought to everyone's attention is that of being a good neighbor. I don't mean to say that we need to be friends. It is that living in a multi unit housing arrangement, we need to be conscious of our activities and responsibilities. The multi-living unit's requirements are different than that of a single residence. There are City, State and Federal Rules and Regulations that we must comply with as well as our own rules. We have restrictions in the location and storage of outdoor gas bar-b-que grills.

As an example of the State Fire Marshall's regulations, not long ago we had all the furnace/hot water tank closets modified in order to comply with VT Gas Systems orders. We have also started a program of having the clothes dryer vents cleaned on a regular schedule.

Soon we will be embarking on another safety issue regarding carbon monoxide (CO) detectors. I hope that I do not need to go into the history of the dangers of this poisonous gas in the Burlington area. This Board expects everyone to fully cooperate with and make themselves available to the contractor.

Risk management is high on my list of issues of concern. In that respect you will be seeing this year the removal of trees. Upon close inspection, you will see some that have had their tops hit by lightning, some that are diseased, others that are structurally weak due to having what is referred to as "double trunks." There are other large trees leaning towards our buildings. Every effort will be made to replace these trees in order that our common elements remain safe and keep their charm.

Work has stopped for the winter season on the Kennedy Drive project. I hope that it will be completed next year. I bring this up because some of the construction activity has had an impact

on the buildings and we might experience some in the future. Some residents have felt the buildings shake when heavy equipment is operating. It is imperative that you report to the management company any damages done within your units in order that a record can be maintained and brought to the attention of the appropriate authorities.

Board members have met a number of times and have exchanged e-mails in order to revise and update the Administrative Rules. The nitty-gritty part of the work is done and the document now needs to be finalized, registered with the City and copies made and distributed. They will be available very soon.

Upon reading the budget proposal and seeing what the monthly income is and the amount of expenditures, you will soon come to the conclusion that the Association operates on a very tight budget. Our cash flow is dependant on everyone paying their monthly fees on time. In 2006 the Board was informed by the management company of the amount of delinquent fees still outstanding. We were shocked at the dollar amount. Fortunately the management company and the treasurer have worked very hard in reducing the amount owed. I cannot stress strongly enough the importance of paying the monthly association fee or special assessment fee when due. If this seems to be a hardship please contact the property manager to let her know about the situation and work out some type of payment arrangement.

In closing I appeal to you all to become more active in the business of Winding Brook Homeowners' Association. You all have a vested ownership interest in the operation of the Association. Too much history and too many intricate details of the organization are held by too few people, which is not good for the well being of the association. When the call goes out to serve on a committee or become a Board member please come forward and offer to serve. You just might find it interesting and rewarding.

At this time I would like to recognize a faithful and dedicated Board member who has decided that after many years of service to step down. This person might be characterized as the guardian angel or the godfather of this Association. He has guided us through many difficult projects from roof replacements, heating system closet renovations, and vent duct cleanings. He has been instrumental in our dealings with the officials at city and state level, and our lawyer with regard to the storm water pond project to make sure every detail is clear. He has been super diligent with the finances as our treasurer and had dealt with emergencies individual homeowners have experienced. Therefore, I ask you all to express your appreciation and gratitude to Steve Berkett.

Thank you.