

**WINDING BROOK HOMEOWNERS' ASSOCIATION
BOARD MEETING MINUTES**

April 24, 2007

The Board of the Winding Brook Homeowners' Association held a meeting on Tuesday, April 24, 2007 at the offices of Sandy Lacroix Property Management. President Mike St. Germain called the meeting to order at 6:30pm.

PRESENT: Susan Deacon, Richard Parent, Mike St. Germain, Barbara Romanoff, Betsy Walters: Board of Directors. Steve Berkett: Association member and Storm Water Advisor to the Board. Sandy Lacroix: Sandy Lacroix Property Management.

1) Review of March Meeting Minutes

The minutes of the March 29, 2007 Board Meeting were approved as submitted.

2) Review of the March Financials

The Association is financially sound, and the large and unexpected payments for snow removal from this past winter's blizzards have been made.

3) Administrative Rules Review

The Administrative Rules have been approved and filed with the City of South Burlington. Association members should have a copy of the revised Administrative Rules. If you need another copy of the Administrative Rules, please contact Sandy Lacroix.

4) Garage Roofing Proposals

Proposals have been received for replacing the roofs for A, B, and the larger I Building garages. The Association has used Richard Bushnell for our roofing projects for many years now, and have had recurring problems with his work. We will be using Shingle City for this roofing job, as they have submitted a very competitive bid.

Because of the Board's uncertainty about the costs of the upcoming storm water pond construction, the Board has decided to purchase the shingles for this work now, before they increase in price over the summer. Also, the Board has decided to replace the roof on A and B garages immediately. At the end of the summer, when the storm water work is complete, if money remains in the budget, I building's long garage will be re-roofed. If not, this garage will receive attention next year.

5) Date for Site Walk with Leo

Mike St. Germain, Barbara Romanoff, and Steve Berkett will schedule a date soon to examine the development with our handyman to identify necessary repairs.

6) Report on Exterior Lighting

The Lighting Committee of the Board is making progress selecting new light fixtures, and will report soon to the full Board on its findings.

7) Trash Room Door Handle Replacement

The door handles on the trash rooms are in need of replacement. The Board discussed alternatives to the latches currently in place, including several that will be economical and easy to operate. The Board will discuss these options with Leo and hopes to see new door handles in place soon.

8) Correspondence

Sandy Lacroix has received a letter from a potential buyer of a Winding Brook unit asking for the estimated figures for the storm water construction work. This request will need to be handled by our attorney, Tom Carlson. If the correspondent agrees to pay for Mr. Carlson's fees for his time, Sandy will forward the request to our attorney.

The buyer of unit 29 reports that the boiler/water heater closet needs better ventilation. This is surprising and, the Board suspects, factually incorrect. The Board has letters from the Vermont Department of Labor and Industry certifying that the existing ventilation systems are entirely sufficient.

9) Storm Water Updates

There will be a meeting of the entire Association on May 10, 2007, at City Hall to discuss our current storm water situation, and to discuss our financial shortfall for the necessary work. **All Association members are urged to attend this important meeting.**

10) Adjournment

With no further business to discuss, President Mike St. Germain adjourned the meeting at 7:45pm.

The next meeting of the entire Winding Brook Association will be held on May 10, 2007, at City Hall to discuss our current storm water situation, and to discuss our financial shortfall for the necessary work.

The next meeting of the Winding Brook Association Board will be held at 6:30pm on Thursday, May 31, 2007, at the offices of Sandy Lacroix Property Management. All Association members are welcome to attend.