

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

July 12, 2007

The Board of the Winding Brook Homeowners' Association held a meeting on Thursday, July 12, 2007 at the offices of Sandy Lacroix Property Management. President Mike St. Germain called the meeting to order at 6:34 pm.

PRESENT: Susan Deacon, Richard Parent, Barbara Romanoff, Mike St. Germain, Betsy Walters: Board of Directors. Steve Berkett: Association Member and Special Storm Water Consultant. Sandy Lacroix: Sandy Lacroix Property Management (SLPM).

1) NEW FEATURE: URGENT ALERTS!!!

We know that it's sometimes easy to get lost in the details of meeting minutes like these, and to miss important information. To help make these minutes more readable and useful to all Association members, we're starting a new feature: crucial updates and alerts will be at the very beginning of the minutes.

1a) PLUMBING– URGENT!!!

The Winding Brook Development uses a pump station for our septic system. That pump station can, and does, become clogged. When this happens, it inconveniences all of us and costs money to repair. (And, given the financial stress the Association is under this year, we can't afford to keep repairing this pump!)

So, all residents are reminded:

Under no circumstance should cigarette butts, grease, cooking oil, coffee grounds, celery, onion skins, sanitary products, or diapers be put into the plumbing.

Thank you for your attention to this important matter.

1b) WINDING BROOK DRIVE SPEED LIMIT – URGENT!!!

It has been brought to our attention that certain residents are regularly speeding down the length of Winding Brook Drive. The posted speed limit is 15 miles per hour. Please take this speed limit seriously, there are children and pets whose safety depends on it.

Residents who violate the posted speed limit, endangering residents, will be fined by the Board. Please help to keep our neighborhood safe and peaceful.

2) STORM WATER UPDATE

Before the official Board meeting, Martin Courcelle of Champlain Consulting Engineers briefed the Board and Steve Berkett on the current state of our storm water efforts. Steve is in the process of preparing a lengthy explanation of the issues involved in our construction of the storm water pond, the financing of the construction, the permitting of that construction, as well as the homeowner liability and re-selling possibilities related to our efforts.

This is an incredibly complicated process, and is made even more so by the unfortunate fact that neither the State nor the City has finalized their procedures or policies on this issue.

As mentioned previously in Board Meeting Minutes for April 24, 2007, and May 31, 2007, the Association does not have sufficient funds in our storm water account to pay for the necessary construction and its related permitting and legal work. Steve's explanatory letter will provide details about this and the other storm water issues at hand.

3) REVIEW OF THE MAY MEETING MINUTES

The May Meeting Minutes were approved as submitted.

4) REVIEW OF THE MAY FINANCIALS

The efforts to standardize accounting practices at Sandy Lacroix Property Management continues to cause trouble for all involved. The complex budget of Winding Brook's Association, with its multiple budget lines and accounts for specific activities has run afoul of the more streamlined data entry practices in effect at SLPM this month. The result is that bills that should be accounted for in pieces across multiple accounts have been entered in single categories, thus throwing our detailed monthly budget into disarray.

Treasurer Barbara Romanoff and former Treasurer Steve Burkett are working hard to untangle the budget and its accounting practices.

5) OLD BUSINESS

5a) DRYER VENT CLEANING REPORT

Congratulations to all of the units scheduled for dryer vent cleaning this year – all have now contacted the cleaning company to have this work performed! The Board thanks you all for your prompt attention to this important fire-prevention maintenance.

5b) MODIFICATION OF SMOKE/CARBON-MONOXIDE (CO) DETECTORS

The Association has been aware for some time now that all units would need to have integrated smoke and carbon monoxide detectors installed to comply with new state laws.

State law now requires that all “buildings where people sleep” are required to have carbon monoxide “alarms (detectors) powered by the building electrical system.” Currently, all Winding Brook units have smoke detectors that are wired into the building’s electrical system. Residents can comply with the new state law by having the existing smoke detectors replaced with combination smoke/CO detectors.

Sandy Lacroix will investigate the costs of having this work done, and will report to the Board with her findings. State law demands that this work be completed by October 1, 2007, so the Board will keep you informed as we learn the details of this important work.

5c) NEW GUTTERS

Sandy Lacroix will get estimates for the cost of purchasing and installing new, covered gutters for the back of F Building

The garages for A and B Buildings, and the east side of C Building also need new gutters, and Sandy will investigate the cost of purchasing these, with 1-way gutters that will shunt all water to one end of the A and B garages and toward the street. Also, the upper gutters on I Building have been removed.

5d) REPORT ON EXTERIOR LIGHTING FIXTURES

The lighting committee continues to evaluate the costs, aesthetics, and functionality of possible replacements for the exterior lights along Winding Brook Drive and on the garages. They will report their findings soon to the rest of the Board.

5e) PAINTING OF SPEED BUMPS

Winding Brook’s resident Rembrandts of the roadways, Board Vice President Susan Deacon and Board Member Betsy Walters, will repaint the speed bumps on Winding Brook Drive as soon as the weather permits.

5f) GAS OR CHARCOAL GRILLS AND OTHER SIMILAR APPLIANCES

Sandy Lacroix sent a clarification on the State’s implementation of new laws concerning the storage and use of gas or charcoal grills and other similar appliances. The definitive interpretation of the law is summarized as follows:

Association residents are permitted to possess gas or charcoal grills and other similar appliances and are allowed to store them at ground level on unit decks and patios when not in use. Gas or charcoal grills and other similar appliances may only be operated on the ground and at least 10 feet from any structure, building, or fence.

If you have any question about the storage or use of gas or charcoal grills and other similar appliances, please contact Sandy Lacroix Property Management or a Board member.

5g) TREE & SHRUB PRUNING

John Farrell will begin tree and shrub pruning as soon as the ground dries out enough to permit the work.

6) NEW BUSINESS

6a) UNITS 83 & 84

As reported in the May 31, 2007 Board Meeting Minutes, units 83 and 84 have suffered substantial water damage. Subsequent inspections of the roof have determined that the shingles are in a bad state, showing much more damage than should be expected given their recent installation.

The Board will meet with the roofer who installed the roof on I Building to discuss this serious problem.

6b) UNIT 40

A leaking pipe in the wall of Unit 40 has ruined the flooring in the unit. The owner requests compensation to replace the ruined flooring. The Board has agreed to this request.

7) ADJOURNMENT

The next meeting of the Board is scheduled for Tuesday, August 7th, 2007, at 6:30pm at the offices of Sandy Lacroix Property Management. All Association members are welcome and encouraged to attend.

With no further business to discuss, President Mike St. Germain adjourned the meeting at 8:12pm.