

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

August 7, 2007

The Board of the Winding Brook Homeowners' Association held a meeting on Tuesday, August 7, 2007 at the offices of Sandy Lacroix Property Management. President Mike St. Germain called the meeting to order at 6:31 pm.

PRESENT: Susan Deacon, Richard Parent, Barbara Romanoff, Mike St. Germain, Betsy Walters: Board of Directors. Kari Ploof: Sandy Lacroix Property Management (SLPM).

1) URGENT ALERTS!!!

This month the number of Association members who are late in sending in their monthly dues has risen dramatically. The Board urges all members to submit your monthly dues on time. The dues that you submit allow us to pay for the services we need to keep Winding Brook functioning. **Please pay your dues on time!**

2) REVIEW OF THE JULY FINANCIALS

Given the recent troubles we've experienced, Treasurer Barbara Romanoff has decided to return to our original bookkeeping format and again use Excel worksheets rather than QuickBooks to keep track of our budget and expenses.

3) REVIEW OF THE JULY MEETING MINUTES

The Board has decided to revamp slightly the format of the Board meeting minutes, moving urgent alerts to the top of the minutes to make them easier to read. The July meeting minutes will be revised and reformatted to incorporate these changes. The revised minutes will be submitted for approval at the next meeting of the Board.

4) NEW BUSINESS

4a) BUILDING INSULATION

It has come to our attention that there might not be enough insulation in I building. The code specification for buildings like ours requires R-49 insulation, and it is unclear what is there now. Bugbee Insulation will examine I Building and will report back to us on what they find. As always, the Board will keep residents updated as we learn more about this.

4b) UNITS 83 & 84 REPAIRS

As reported in previous meeting minutes, units 83 and 84 suffered significant interior water damage. Repairs on unit 84 are now complete, and unit 83 is currently undergoing repairs.

4c) MAILBOX REPAIRS

The area in front of the D and F mailboxes suffers from water puddling. In the warm seasons, this means that residents have to stand in sometimes deep water to get their mail, and in the winter, these puddles become sheets of ice.

Therefore, the Board has asked John Bushey to add more gravel to the area in front of the mailboxes to reduce the puddles.

5) NOMINATING COMMITTEE FOR THE BOARD OF DIRECTORS

Board Member-at-Large Betsy Walters has agreed to chair the nominating committee for candidates to fill the upcoming vacancy on the Board. President Mike St. Germain's term is coming to a close, and Mike has indicated that this will be his last term as a Board member.

If you are interested in joining the Board and helping to keep Winding Brook a wonderful place to live, please contact Betsy.

6) OTHER BUSINESS

Brown Electric has submitted a proposal to repair the electrical wiring for part of the G Building garage. The bid proposed, however, was far from complete, and lacked several crucial pieces of information. Sandy Lacroix will contact Brown Electric and ask them to submit a full proposal for Board approval.

7) STORMWATER UPDATE

As reported in previous meeting minutes, the storm water funds that the Association has on hand are not sufficient to complete the construction we need to perform to improve our storm water system. Because of this, the Board has decided that we have no choice but to postpone construction until 2008.

At the Association's Annual Meeting in January the Board will present the Association with the latest cost estimate for this crucial project.

8) ADJOURNMENT

The next meeting of the Board is scheduled for Wednesday, September 12th, 2007, at 7:00pm at the home of Steve Berkett. All Association members are welcome and encouraged to attend.

With no further business to discuss, President Mike St. Germain adjourned the meeting at 7:20pm.