

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

November 14, 2007

The Board of the Winding Brook Homeowners' Association held a meeting on Wednesday, November 14, 2007 at the offices of Sandy Lacroix Property Management. President Mike St. Germain called the meeting to order at 7:01pm.

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

TRASH TROUBLES

This month our trash removal fee increased because certain residents have been abusing our trash rooms and trash removal services. Non-bagged trash and hazardous materials have all been found in the trash rooms. These are not appropriate materials to be disposed of this way, and residents who violate the rules regarding trash disposal raise the monthly fee for this service for everyone.

ANNUAL MEETING: 6:30pm ON JANUARY 17th

The 2007 Annual Meeting of the Winding Brook Homeowners' Association will be held at 6:30pm on Thursday, January 17th. The meeting will be held in the Sonny Audette Public Works Building on Patchen Road in South Burlington. All Association residents and owners are strongly encouraged to attend. This is the most important meeting of the year, and we will be discussing and voting on issues of vital importance to all Association members, such as our annual budget and the Association's priorities for the coming year.

1) CALL TO ORDER

President Michel St. Germain called the meeting to order at 7:01pm.

2) APPROVAL OF SECRETARY'S MEETING MINUTES

The minutes for the meeting held on October 15, 2007 were approved as amended.

3) FINANCIAL REVIEW

Given the strain the budget has been put under this year from unexpected expenses, and given the lack of “wiggle room” caused by the Board and Association’s decision not to increase the annual budget last year, the Association’s finances are in relatively good shape. The Reserve Account, which guarantees the financial security of the entire neighborhood, and thus directly affects the property value of all of our homes, is in substantial need of refurbishment. This will be discussed at the Annual Meeting on January 17th.

4) OLD BUSINESS

4a) UNIT 84

Unit 84 has a leaking slider door causing carpet rot. The Board suspects this may be an issue with the casing around the door, and will send someone to examine the door and prepare an estimate for its repair.

4b) UNIT 67

Unit 67 also has a seriously leaking slider door and window. The Board will send someone to caulk the leaks now, and prepare an estimate to repair both this spring.

4c) SMOKE/CO DETECTORS PROGRESS

All units but one have replaced their smoke detectors with hard-wired smoke/CO combination detectors. Congratulations to all owners who have taken this important step to ensure our communal safety and to comply with state law! The unit not yet in compliance will be required by state law to replace the unit before it may legally be sold.

4d) UNIT 27

Unit 27 reported significant amounts of water coming into the unit through the dryer vent on the roof. Subsequent investigation of the vent showed that it had been damaged and improperly replaced at some point in the past. The Board will send someone to replace the broken vent hardware.

4e) ROOFING

I Building’s roof has been repaired. The replacement of C Building’s roof has not yet been completed. Kari Ploof will investigate Shingle City’s plans and timetable for performing this work.

5) 2008 ANNUAL BUDGET

The Budget Committee has revised its earlier proposal. By trimming expenses as much as we reasonably can, the 2008 budget will include only a 7.5% increase. This is essential given the number and scope of projects before the Board for 2008. The budget will be a major topic of discussion at the Annual Meeting on January 17th at the Sonny Audette Public Works Building on Patchen Road at 6:30pm. All Association members are strongly encouraged to attend this vital meeting.

6) ADJOURNMENT

The Association-wide Annual Meeting will be held on Thursday, January 17th, 2008, at 6:30pm at the Sonny Audette Public Works Building on Patchen Road. All Association members are encouraged to attend this important meeting.

With no further business to discuss, President Mike St. Germain adjourned the meeting at 8:37pm.