

- I. Call to Order: Winding Creek HOA Board of Directors on March 18, 2007 at 2:20pm at Jennifer Tiedt's home, 56462 Winding Creek Drive. Present: Tom Ames, Stefanie Makar, Denise Stier, Jennifer Tiedt; Not present: Rob Koshay
- II. Approval of Prior Meeting Minutes – Minutes from last meeting passed out and unanimously approved.
- III. Financial Report
  - a. Bank Change Over – Denise was added to the bank accounts.
  - b. Dues (Collection) – 67 homeowners have not paid. In the December newsletter the deadline printed was March 31, 2007, but the letter to homeowner's stated the deadline was March 1, 2007. Therefore there may be some confusion over the deadline. The March newsletter will remind homeowners again.
  - c. CD Changes – Tabled until pump and pond costs are further explored.
  - d. Liens - 10 liens left on homes. 3 liens were paid. A letter will be sent to all the homeowners who have liens outstanding that will remind them of the consequences of having the lien and ask for payment. Denise will draft a letter to homeowners.
  - e. Web Site Server Renewal – Tom paid the bill for this year.
  - f. Clearstone Subdivision Reimbursement for Landscape Damage – Denise pursued getting payment from developer and township on the lights and water system damage that was sustained last year. However, we have no proof of the damage. No pictures were taken. Therefore we have no recourse and cannot get reimbursed for the bills that we paid.
- IV. Homeowners Good Standing Report Monthly – Tom sent out the first of this monthly report to the Board. Denise requested it be updated monthly.
- V. Detention Pond – Jennifer has collected many materials related to the detention pond and pumps in the neighborhood. She will be providing the materials to all the Board members. She had engineers and the township assess the pumps and pond and found:
  - There are four legal entities that own the detention pond and pumps. Winding Creek HOA owns 54% of the responsibility for maintenance and care.
  - There are two 15 HP Jett pumps that pull water from the subdivision street drainage system into the pond to prevent flooding. Once in the pond, nature is supposed to take its course. The water does not get pumped elsewhere.
  - One pump is working at 20% capacity and one is not working at all.
  - There has never been a bacterium or weed treatment done to the pond. It must be done or we will be fined by the township.

- The alarm and electrical panel need to be repaired.
- Jennifer recommended that we sign up for biyearly maintenance for system maintenance and inspection with Kennedy Industries a company the township uses. They will then provide us a quote for repair of the pumps. The useful life of the pumps is 10-15 years with yearly maintenance. It costs \$350-400 to clean the pumps. \$65-96/hour to fix repair them.
- Jennifer also recommended that we sign a contract with Lake Pro, Inc. for treatment of the standing water. It requires at permit from the EPA first. It costs \$2192/year.
- In her investigation, Jennifer also discovered that there are exposed electrical cables and ineffective locks. The Board gave her approval to purchase a new electrical containment box and locks and keys for the pump panel.

Discussion: Tom raised concern that if we pay for these contracts we may not get reimbursement from the other entities. Stefanie suggested that a legal document be drafted up in which all the parties agree to pay for the costs and agree that Winding Creek will take the lead in obtaining the services. Jennifer will contact Karen Geibel regarding the best legal way to proceed. Stefanie will put general information about the pond and pump in the newsletter.

- VI. Adopt Violation Policy – The Board members present signed the official copy of the new resolution. Stefanie will keep the official copy and will post it with the bylaws on the website.
  - a. Chairperson(s)- Rob, Denise and Stefanie
  - b. Letters of Violation – Denise will get the complaints and verify them. Stefanie will send the letters of violation to homeowners.
  - c. Violation Log – Rob Koshay will keep the violation log and do follow up.
  
- VII. Landscape Contract & Vote- Denise presented the new quotes (from Swartz, Dave’s Landscape, Great Lakes and DuBay’s) that the Board received. All were more expensive (by \$2-8K more) than what our current Landscape and Snow Removal offered us. It was a unanimous vote to go with Complete Lawn Care for the next two years. Denise also presented a new contract from Scott’s for fertilization that is cheaper than what we currently pay. There was unanimous approval to go with Scott’s for fertilization this year. Tom will sign contract and mail the check. Tom will keep the originals of both contracts.
  
- VIII. Garbage Contract Change – Details will be mentioned in the March newsletter.
  
- IX. Newsletter Review & Approval – The Newsletter was reviewed and additional content on the detention pond and financials will be added. Stefanie will send the newsletter by e-mail for further review and approval.

- X. P O Box Changes – Denise still needs to be added to the mailbox.
  
- XI. Welcome Letters to New Homeowners- Jennifer Tiedt volunteered to draft a welcome letter and research creating a CD of bylaws and restrictions for each new homeowner. Stefanie will have extra copies of the newsletter printed to have on hand for new homeowners.
  
- XII. Open Discussion
  - a. HOA Party - There have been suggestions from homeowners to use the Macomb Corners Park for the next HOA party. Denise suggested that we have hot dogs, chips and drinks. Jennifer agreed to check into Good Humor and hot dog carts and suggested that her husband supply the Faygo pop.
  - b. Accounting Software Purchase - Rob Koshay has suggested that we purchase new accounting software for the HOA. The Board members discussed the possibility and it was tabled until the next meeting when Rob is present.
  - c. Retain Attorney - It was discussed that we need to retain an attorney for the HOA as we continue to have legal questions and issues. Jennifer said that she would ask Karen Geibel. Denise also mentioned Charles Lane as a possibility. There are other attorneys in the neighborhood that has offered their services as well.
  - d. Raising Dues – It was unanimously agreed that we will raise dues by \$25, the allowed amount, for the next year based on foreseen expenses of the detention pond, pumps, legal fees and other increases.
  
- XIII. Close – Meeting adjourned at 5:25pm. Next HOA BOD meeting scheduled for May 3 (at Denise’s) or 30 (at Jennifer’s), 2007 at 7pm.