

- I. Call to Order: Winding Creek HOA Board of Directors on May 3, 2007 at 7:14 pm at Denise Stier's home, 17761 Marsal Drive. Present: Tom Ames, Rob Koshay (left around 8pm), Stefanie Makar, Denise Stier, Jennifer Tiedt.
- II. Approval of Prior Meeting Minutes – Minutes from last meeting unanimously approved. They are posted on website.
- III. Financial Report
 - a. Dues (Collection) – 36 homeowners have not paid their dues. Denise and Stefanie will draft letters to those homeowners who are not in “good standing” (did not pay dues) and those homeowners with liens. Tom provided the Board members a list of the homeowners who have not paid and the new financial report. In the letter it will state that on June 1 fines will be implemented. The letters will be sent registered mail. By July 1 liens will be implemented. Karen Geibel has been our “lien lawyer” and she will notify the homeowners of their liens.
 - b. Denise mentioned that she will be having surgery on May 30. She will be differing issues to Tom and Stefanie while she is recovering.
- IV. Communication with Realtors and General Public: It was discussed that realtors have been calling and have questions about the neighborhood. They want to know about the dues, etc. Stefanie will put a frequently asked question document on the website to help regarding the questions.
- V. Lighting
 - a. Current Lighting System: Jennifer investigated the lighting situation at the front of the sub. We may need new timers, light bulbs and the lights need to be repositioned. Some of the sockets were put in upside down and do not have GFI. According to Jennifer, the cost will be between \$750-\$1,000 depending on the cost of the bulbs. The Board agreed unanimously to make the repairs needed to the lighting in the front of the subdivision.
 - b. New Entrance Light: Denise wants to vote on a new 2 prong light for the entrance at the next homeowners meeting in the fall since it will be over \$3,000. At least one homeowner mentioned that a street light in front would be a welcome addition.
- VI. Irrigation
 - a. Tom will call the water department to get the water meter put back in. Every year it is taken out at the end of the season by the Township and then is put back in when the season starts. At least one water line on the berm appears to be broken and the water has leaked into neighbors' yards. Jennifer got an estimate from Mark of Wintergreen Irrigation, Inc. that it will take approximately 3 hours to fix and cost about \$180.

- VII. Garage Sale and Entry Sign
- a. The garage sale is scheduled to be on the weekend of July 21--Thursday, Friday and Saturday. Tom has information on what signs were done before by ABC graphics. Stefanie is to contact Dawn Peters who had suggestions on the garage sale to see if she would like to be Chairperson.
 - b. Rob will be researching a front entry sign for the subdivision.
 - c. Denise discussed the garage sale with Lou, who is on the Board at Strathmore.
- VIII. Annual Picnic: There is no permit needed for Macomb Corners Park. The picnic will be August 11 from 11am-2pm. Someone will have to get to park at 10am so that we can reserve the pavilion. Stefanie and Jen will contact 3 families interested in helping with HOA committees. We will discuss more at next meeting in July.
- IX. Flag Volunteer: The volunteer that takes care of the flag will be purchasing a new US and MI flag for our subdivision as the old one is too tattered. The Board approved giving him a gift card in the amount of \$40. (When Denise mentioned it to him he asked that the amount be donated to a charity instead.)
- X. Landscaping: Denise asked all of us to get bids for improving the common area.
- XI. Welcome Letter to Homeowners: Denise asked that it be tabled until September meeting. We will start sending letters in January 2008.
- XII. Violation Log
- a. Denise has not received any violation reports or complaints from the website since last meeting.
 - b. HOA Board received a letter about dogs barking in the neighborhood. Denise will follow up with the homeowner with advice.
 - c. Tom asked if someone could put in concrete to park a camper. The answer is "no."
- XIII. Mailboxes: Stefanie asked if the mailboxes could be painted by the HOA. Denise said that every homeowner is on their own with regards to mailboxes. (Since then we received an e-mail regarding mailboxes. Denise suggested that the homeowner start a committee to paint the mailboxes.)
- XIV. Trash Resolution: Stefanie asked if anyone had a copy of the resolution to allow for outside storage of trash. Denise had an unsigned copy. The plan is to sign a new one at the next meeting.
- XV. Fences and Sheds: Denise asked that the issue be tabled until the Annual meeting.

XVI. Detention Pond

- a. LakePro got the EPA permit but contract still needs to be signed. Tom signed at the meeting (dated it April 11) and we put our contact information on it. Stefanie and Tom suggested that a lawyer help draft an agreement between the pond-owning entities before we incur any cost. Denise suggested that we send a letter to the other pond-owning entities as a courtesy before we bill them. It was decided that Stefanie and Jen would meet to draft a letter on Sunday to get it out to them before LakePro does the work. (Subsequently the letter and pond legal materials were given to two lawyers for review and advice on how to proceed and all work on the detention pond was halted per Denise.)
- b. Kennedy Industries work on hold. They are the ones that will take care of the pumps specifically.
- c. Edison came out and taped up the 480 line and meter box because of safety reasons. Wintergreen Irrigation Inc. will be doing the electrical work and will bill Tom for the cost. Jennifer said that the meter and pump for irrigation need to be fixed and boxed up. Wintergreen can do that as well. Denise wants to have bids from Wintergreen before they do the work. (Subsequently Karen Geibel told Denise that we must do the work on the 480 meter because it is a safety issue and would create more liability if we hold off on it.)
- d. Jennifer asked if we should get a fountain to help maintain the health of the detention pond water. Denise asked that it be tabled till next meeting.

XVII. Newsletter: Denise presented two articles she wrote for the newsletter. Something about treating for grubs will also be mentioned in the newsletter. Stefanie will send the newsletter by e-mail for the Board to review before end of June.

XVIII. Close – Meeting adjourned at 8:54 pm. Next HOA BOD meeting scheduled for July 12, 2007 at Jennifer's at 7pm.