

Winding Creek HOA Board Meeting  
Meeting Minutes for July 11, 2007 at 8:00pm, Jennifer Tiedt's Home

- I. Call to Order: Approximately 8:00 pm. Present: Stefanie Makar, Jennifer Tiedt, Tom Ames, Andrea Avery. Not present but invited: Rachel Tanis
  
- II. Resignations – Denise Stier and Rob Koshay resigned from their positions on the Board by email on June 21 and June 22, 2007 respectively.
  - a. Website – Stefanie removed both Denise's and Rob's information from the website. Currently the [info@windingcreekhoa.com](mailto:info@windingcreekhoa.com) email is routed to Stefanie's email.
  
- III. Nominations and Appointments to the Board
  - a. Andrea Avery – Jennifer Tiedt nominated homeowner, Andrea Avery. The Board unanimously appointed her to the Board. She will be the liaison with our new attorney, Jim Amberg.
  - b. Rachel Tanis – Stefanie Makar nominated homeowner, Rachel Tanis. The Board unanimously appointed her to the Board. Rachel will be handling the newsletter and the website.
  
- IV. Retaining a Lawyer
  - a. Interview with Jim Amberg- Jim Amberg, a lawyer recommended by the Macomb County Bar, attended the Board meeting, introduced himself, and discussed how he can help the Association. The Board voted unanimously to pay him \$150/hour for a written opinion on the detention pond situation. Jennifer will be Jim's contact regarding the pond. He promised to email us his opinion before the end of the week. The Board will communicate his opinion to the neighborhood. It was discussed that a committee between the effected subdivisions might be formed and additional attorney fees may be incurred.
  
- V. Restriction Violations
  - a. Architectural Control Committee – Based on discussion, Stefanie is to update the website and eliminate the Board committees (since they are not used) except for the Architectural Control Committee whose members are currently the entire Board.
  - b. Set Violation Policy and Process – the Board reviewed the current violation policy and drafted a new policy for violations that Macomb Township would not have jurisdiction over. Stefanie will send the new policy to the Board which will sign it at the next Board meeting and post it in on the website and communicate it in the next newsletter.
  - c. Vote on Violations – The Board reviewed and discussed the pictures that Jennifer documented of 18 possible restriction violations of fences, pools and garbage storage. After deliberation, the majority of the Board voted to send letters to three homeowners (listed below). The rest of the violations,

which relate to the petitions in circulation, will be monitored. They will be notified depending on how the petitions do. It was discussed that the restriction violations for split-cedar fences around egress windows are waived since it is believed that Pulte installed them for the homeowners.

- d. Violation Letters and Violation Log – Andrea will log and send letters to the following lots regarding their restriction violations:
    - i. Lot 174 (fence)
    - ii. Lot 27 (boat)
    - iii. Lot 230 (camper and fence)
- VI. Newsletter - Stefanie brought the printed July newsletter to the meeting. Stefanie and Tom suggested that perhaps we should wait to send out the newsletter and revise it since we may get new information on the pond within the week. Reprinting the newsletter would cost under \$100. Jennifer wanted the newsletter to be mailed out now since it had timely garage sale information in it. She volunteered to address, stamp and seal the newsletters and mail them.
- VII. Financial Update
- a. Monthly Expense Report - Tom gave the Board the financial report and copies of current bank statements.
  - b. Paid/Unpaid – Tom gave the Board a report of all the homeowners who has not paid their dues.
- VIII. Lighting for Front Entrance
- a. Discussion – Two bids were received to fix/update the lighting at the front of the subdivision. They were similar lights offered and close in price but it was unclear as to what watt was provided and the necessity of updating the electrical. Jennifer agreed to follow-up with Wintergreen on the questions the Board had.
- IX. Detention Pond – Jennifer presented her quotes, information and documents on the pond and pumps to Jim Amberg. Jim and his staff are to provide the Board with his written opinion on the detention pond by the end of the week.
- X. Petition Update – Jennifer has obtained approximately 10% of the neighborhood’s votes on the petitions. She and Andrea plan to go door-to-door and get more signatures.
- XI. Electrical Repair Update – The 440 line that supports the detention pond pumps has been fixed by Wintergreen.
- XII. Irrigation Repair Update – Tom reported that the water meter is installed up front and that Complete Lawn care has added a day to the irrigation and increased the timer due to complaints about the dryness of the grass.

- XIII. Garage Sale Update – Stefanie placed the garage sale registration form on the website. Jennifer said that she had about 15 homeowners signed up for the sale.
- XIV. Picnic Update – Jennifer did some research with a company called Santas and More for the picnic. She proposed that we change the date to September 15 and still hold it at Macomb Corners Park. Santas and more will provide an obstacle course, moonwalk, ice cream cart, popcorn, and hot dog cart with food for under \$1,000. Jennifer will go to Sam’s Club and get the beverages. The Board approved to go ahead with the Picnic plan as Jennifer proposed it.
- XV. Summer Bloom Contest – Andrea and Stefanie will finalize the contest. The Board approved spending \$100 on prizes which would be gift certificates from a nursery.
- XVI. New Business
  - a. Purchase of New Software – The Board approved buying Frontpage for website maintenance, The Board also approved buying MS Business Edition for the accounting tools and publishing features.
  - b. Board Policy for Fines/Interest Rate for Unpaid Dues – Stefanie will update the website with the policy/schedule for dues.
  - c. Sign Policy – The Board reviewed the proposed sign policy. Stefanie will update it and provide it to the Board for signature at the next meeting.
- XVII. Close: The meeting adjourned at approximately 11:15pm. Next tentative meeting date and time: September 4 at 8:00pm