

**WINDING CREEK ESTATES
HOMEOWNERS' ASSOCIATION**

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**WINDING CREEK ESTATES HOMEOWNERS ASSOCIATION
MINUTES ANNUAL MEETING
March 27, 2007**

The meeting was called to order by Rick Mantay at 7:07 pm. Rick introduced trustees, . and Dorcas Cecil, Managing Agent. John West and Jeremy Albrect, The City Aldermen for this ward, were present

The minutes from the March 2, 2006 meeting were read, one correction to the minutes. The amendment that was proposed for swimming pools was just for above ground pool not in ground.

The 2006 income and expense report, which had been mailed to all owners, was approved.

Old Business

The lights have been fixed.

Suzie Branz coordinated the Christmas decorations at the front entrance.

New Business

Website – It Is a marketing piece. The website has a copy of the Indentures and is a forum to communicate to the trustees. Special thanks to Larry Vawter, Susan Shaw, and Rick Mantay who did a great job on getting the website set up. One suggestion from a homeowner was to select a "Yard of the Month" and post photo on the website around to the homeowners.

The owners want other insurance bids as soon as possible. There was discussion about budget overage, reserves, and how many years have reserves been used. Dorcas will get Rick Mantay copies of all past income/expense reports to see the association history with reserves. There was discussion about what is an appropriate amount of reserves for the association.

Motion was made to approve 2007 budget, motion was approved.

Regarding political signs: O'Fallon city will notify sign owners if there are signs in common ground and sign owners will have two days to remove the sign.

Landscape beautification – the trustees are getting bids to redo the landscaping in phases. Someone suggested that the arborist that works for the city may give free advice on appropriate plantings. Acceptable Reserves – Remember that \$8750.00 can only be spent on bridge maintenance. The landscaping project must be approved by the owners. A motion was made to allocate \$2,500.00 for a landscaping architect to develop a plan, then \$5,000.00 for phase one, to present the plan at the September meeting. Volunteers will gather names for landscape committee. There will be another meeting on September 18th.

Nadia Brahler has volunteered to be a trustee for the three year term, and was elected by acclamation.

Owner Comments

Oleta Noffke volunteered for trash clean up around the creek. Concerns are children underage at the pond, lots of debris and fish hooks.

Check on who is responsible for the bridge rails on both Deer Creek and Smiley; they have started to rust. Will need to be painted, post the answer on the website.

Look at fence repairs.

Being no further business the meeting was adjourned at 9:05 pm.

Respectfully submitted,

Dorcas Cecil
Managing Agent