

WINDING CREEK ESTATES HOMEOWNERS ASSOCIATION

Annual Meeting Minutes
March 3, 2008

The annual meeting of the Winding Creek Homeowners' Association was called to order at 7pm by Nadia Brahler, Trustee. She introduced Susie Branz, Trustee and Dorcas Cecil, Cecil Management Group, managing agent.

Dorcas read the minutes from the March 27, 2007 meeting, which were approved.

Nadia reviewed the 2007 income and expense report, which had been mailed to all owners and the 2008 proposed budget. The total cash on hand as of November 27, 2007 was \$43,413.24. Nadia explained that \$8,750 of the reserve funds is mandated for creek repairs. She wants a \$10,000 buffer.

The owners questioned several actions.

The trustees had the white fence along Lincoln removed. It was built above the freeze line and was falling apart. Some of the owners affected complained that they weren't notified until the day before the fence was removed. Nadia said that wasn't true—the letter was dated June 5 and stated that the fence would be removed June 10. Nadia said that the board has the power to make these decisions. Some owners had objected so Susie went to the courthouse and found out that the trustees have an easement for landscaping across the Lincoln Ave. Owners' lots, so they proceeded because they had the authority. The board put pine trees along Lincoln to provide screening.

The trustees also had the front entrance landscaping removed and replaced. Several owners questioned why the owners were not involved, when at the last meeting there was a motion made and a vote taken approving certain spending limits, forming a landscape committee, getting bids and holding a second meeting September 18. They chose to approve the bid from Petterson's Landscaping for \$16,887.60.

Owners want an advisory board so more owners can be involved in the decision-making. Nadia agreed that would be a good idea.

Nadia announced that Cecil Management Group has been terminated effective April 30, at the end of their contract. A CPA with Tragesser and Associates will do all the bookkeeping, billings and bill-paying, bank account reconciliations and tax returns for \$1,400/year. Owners questioned that a CPA could do the necessary work for that amount of money. Nadia and Susie have hired an attorney, Garrett Horner.

Nadia and Susie will handle the rest of the management services by themselves at no charge to the association. Owners questioned their qualifications;

Regarding the 2008 budget—After prolonged discussion a motion was made and approved to approve the 2008 budget with the exception of the \$8,740 for Petterson's bid to redo the island landscape, and to meet again in a month. There will be an advisory board meeting of block captains and other volunteers the first week in April.

Insurance—the trustees went out for bids and were surprised that the other 2 were considerably higher than State Farm's, whose premium went down \$308.

Trash cleanup along the creek—special thanks to Wayne Schiefer & Jim Reineke.

The \$100 gift card for Yard of the Year will come out of Admin funds instead of Grounds.

Nadia also thanked the 6 block captains for their hard work.

Newsletters are available on the association's website. If anyone doesn't have access to the Web they are to let the trustees know and they will copy it and give it to them.

The trustees did a lot of work inspecting for violations this year, and had Cecil Management Group send out 139 violation letters. Owners complained that the trustees put big violation notices on several owners' doors, and showed one. The trustees stated that they did not do this, even though the notice indicated it was from the trustees.

Nadia reviewed the collection process and stated that "we have reduced the amount of uncollected fees through placement of liens and collection efforts."

The annual subdivision garage sale will be May 3.

Status of proposed amendments to indentures: 47 lot owners have not yet voted, and amendment proposals were again sent out to these owners. Two-thirds of all lot owners have to approve any amendment. After much discussion the owners made a motion, which was approved, to close the voting on amendment changes. The indentures will be updated with what was approved and new ones will be posted on the web site. It was noted that the association cannot restrict antennas. Solar energy panels will be allowed.

The board needs to get bids for repairing the irrigation system.

There was discussion about possibly raising association fees instead of using reserves. Owners raised concerns that the new budget is inaccurate because the amounts for legal, administrative and other accounts are too low. A motion was made and approved to have a fall meeting to review the budget and the management plan. The owners want to review the management procedures the trustees will be following since they will be doing the management instead of an outside management firm. There needs to be a procedures book so that if anyone else needs to pick up the work, they'll know the procedures. Nadia said the trustees would develop a procedures book.

Trustee election— Frank Hautly volunteered and Jim Mark was also nominated. The election will be postponed until next month's meeting, so that these new bios can be posted on the web site.

Owners noted that the website needs to have some kind of security.

Owners are concerned about communication from the board; it needs to improve.

With there being no further business the meeting adjourned at 9:45pm.