

**Winding Creek Estates
Homeowner's Association**

**Follow-up Annual Meeting Minutes
April 5, 2010**

The Annual Meeting of the Winding Creek Homeowner's Association was called to order at 7:00 p.m. by Nadia Brahler. There were 30 homeowners in attendance.

This meeting was scheduled because quorum (as described in our indentures) was not met at the March 4th meeting. This provided the homeowner's in the subdivision an extra 30 days to submit names (via proxy vote or in-person vote at the meeting) to be voted on and elected as Trustees. The terms for both Nadia Brahler and Susie Branz expired in March 2010.

Nadia reported receiving a few proxy votes for Trustee. She specifically mentioned a nomination was submitted for Nate Kalkwarf. There was a nomination from the floor for Bernadette Polley. That nomination was accepted with the condition that people understood that her intention was to bring Winding Creek back to a property manager and that she would only be able to serve the two-year term. It was voted on and approved by the homeowners present to elect both Nate Kalkwarf and Bernadette Polley to replace Nadia Brahler and Susie Branz. We were reminded that Frank Hautley's term expires in one year (March 2011). Nate was elected to a 3-year term; serving until March 2013. Bernadette was elected to a 2-year term; serving until March 2012.

Nadia discussed the HOA management company (B & B Management) that she and Susie formed and they presented a management bid. Copies of the bid were distributed. Many homeowners at the meeting objected to the short notice they had to agree to the terms of the contract at the meeting and stated they needed more time to review the contract and possibly have a lawyer review it.

It was decided the new Trustee team would review the contract proposal and seek additional bids from other Management Companies. They agreed they would try to have that done in a month.

Several homeowners expressed a desire to form and serve on an Advisory Board. The purpose of the Advisory Board would be to represent the entire Winding Creek

HOA and meet with the Trustees to discuss issues, submit ideas and suggestions to improve the HOA, etc. The newly elected Trustees agreed this is a good idea and would work to organize this committee and schedule regular meetings.

At the end of the meeting the newly elected Trustees took possession of the Winding Creek Homeowners Association records and files that Nadia Brahler and Susie Branz brought to the meeting. It consisted of three file crates of paper files.

With no other business to discuss the meeting was adjourned at 8:00.