

WINDING CREEK ESTATES HOMEOWNERS ASSOCIATION

Annual Meeting Minutes March 4, 2010

The annual meeting of the Winding Creek Homeowner's Association was called to order at 7:00 pm by Susie Branz, Trustee. There were 8 homeowners in attendance.

Nadia reported that the requested September 24, 2009 meeting was attended by one homeowner.

The 2010 budget was discussed as well as the overview of cash on hand and invested. We currently have 9 homes with liens for a total of \$4624.64. The option of going to small claims court was discussed. Because these 9 homes have repeatedly been delinquent and have not responded to our constant collection efforts it was decided to take them to small claims court to attempt to collect.

Yard of the month for 2009 received a \$100 gift card from Market Basket – 559 Highland Estates Drive. We had to purchase new signs due to theft.

The garage sale is scheduled for May 8th. The idea of posting it on Craigslist was mentioned and agreed upon. Susie will place the ad.

Upcoming projects: re-rocking the pond. Frank Hautly is in charge of getting the rock as well as arranging for the spreading of the rock. A smaller monument on Smiley to mark the entrance to our neighborhood. We will be looking for bids and ideas. The sprinkler repair will be put on hold due to the property owner's undecided project. We do not want to repair the system if there will be work done on the property that will damage the system. Ekstasis wants to build a community garden on the property. We want to make sure the entrance to the garden is NOT on Deer Creek, which would cause a dangerous driving situation. The amendment to the indentures has been suggested by a few homeowners via our web site and due to the lack of participation in the last vote we determined that a large committee would be needed to perform the task. We will need to solicit homeowners for the job. We also need to re-establish the block captains and their duties. We want to keep the communication open.

Michael Polley volunteered to be the Yard of the Month judge for 2010.

The accomplishments in the past 3 years are as follows:

- Removal of dilapidated fence on Lincoln
- Planting pine trees along Lincoln to beautify area
- Re-landscaping of the front entrance
- Center island clean up
- Planting of pine trees along Smiley
- Installation of fountain at the pond
- Fish re-stocking in the pond
- New benches at the pond (one vandalized, but will be replaced soon)
- Delinquencies are down
- Cash on hand has increased by 45%
- Established web site forum to communicate with residents, responded to 98 emails this year
- Railing along Smiley was painted
- Yard of the Month re-established
- Quarterly newsletters
- Indenture violations were addressed

Several indenture amendments were made

Collection process was changed for the annual dues to ensure prompt payment

In May, 2007 CMG reported \$7155.35 in uncollected fees. We were able to reduce that amount in one year to \$2593.61 through placement of liens and consistent collection efforts

Reduction of cost of management of the association from over \$11633 per year to \$1400 per year, saving the HOA \$9233

Reduction in cost for maintaining the subdivision common grounds from \$20238.44 to \$16255

Able to afford improvements to the subdivision without an increase to homeowner's fees through planning and fiscal needs awareness

Been able to gain interest on association fees through various 3-9 month CD investments

Increased the mandated reserve fund for creek maintenance from \$8750 to \$15000

All common properties that were not deeded over to the association from McBride & Sons when the subdivision was fully constructed were finally deeded in 2009

Contacted the title companies in the local area, ensuring that the transition for new homeowners has been much easier and due to this open communication it has contributed to the lower amount of delinquencies on homeowner's fees

Annual fees have not increased since 2002 even though the cost of living has increased significantly

Trustee positions are available...no one has volunteered. Susie Branz and Nadia Brahler's terms are expired. Because there are no replacements for them we discussed an alternative. Susie and Nadia will continue as paid positions. An amount of \$6000 was given and a verbal approval was given by 5 homeowners in attendance. Because the amount was not posted on the budget for 2010 we agreed to send out a letter with the proposed budget showing the management fees of \$6000 and a notice of another meeting in 30 days on April 5, 2010. All in attendance will vote on the option.

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