

**Meeting Minutes  
September 22, 2008**

The meeting of the Winding Creek Homeowners' Association was called to order at 7:05 pm by Nadia Brahler, Trustee. There were 12 homeowners present along with the three Trustees, Nadia Brahler, Susie Branz and Frank Hautly.

Nadia Brahler announced that the meeting should take approximately one hour.

Nadia Brahler reviewed the agenda that had been provided for those in attendance.

Nadia Brahler reviewed the budget along with the income and expense report. It was noted that the Association currently has \$9,000 at Bank of O'Fallon, \$4,000 in money market and \$15,000 in a CD. Nadia discussed the recent expenditures for the replacement of the unhealthy trees along Smiley with new eight foot pines. As well as the removal of the dead bushes from the second island on Deer Creek. These changes and additions were well liked by the homeowners.

Nadia Brahler discussed the repairs for the sprinkler system, and why these repairs were not done but are planned for next spring. The Association had given \$1,500 deposit to a sprinkler company to begin the work but then received the check back when we decided to wait on the project due to the record rainfall this year. The Trustees felt that money would serve the Association much better earning interest in our account, until the spring when the repairs can begin. In addition Nadia noted that she had contacted several landscape companies to get a 5-year plan for the replacement of the trees in the center islands on Deer Creek(which was requested by the homeowners in March) and not one company responded. Nadia suggested that we bench this replacement plan for the time being.

Finally in closing with regards to the expenditures Nadia Brahler pointed out that both she and Susie Branz are receiving \$25 per month for cell phone use. Both cell phone numbers are listed on the web site as contacts, the homeowners in attendance felt this was a reasonable reimbursement. Mileage and other administrative costs (paper, envelopes, ink and postage) are being reimbursed upon submitting receipts to the accountant for the Trustees who perform the work and/or service.

Nadia Brahler reviewed the current outstanding balances due to the Association for uncollected annual fees there currently is \$6,530.05 in outstanding fees. 12 homes have liens filed. Four liens have been removed in 2008. There were a few suggestions as to how we could address this problem and the Association could recoup these fees such as taking the 12 homeowners to small claims court, or to have our attorney handle lawsuits. This issue will be discussed further amongst the Trustees.

Nadia Brahler did mention a letter the Trustees had received from an attorney representing a homeowner who had a lien placed on their property a while back and paid the fees to have it removed. Instead of removing the lien, the homeowner was charged extra fees and the original lien was never removed. The attorney contacted us asking for reimbursement for the total cost. The Trustees researched this issue and then responded to the attorney and

handed the issue over to Cecil Management and we are happy to say that they did reimburse the homeowner and resolved the matter.

The Trustees were also happy to announce that there were only 5 yard violations sent to homeowners this summer, compared to over 150 in 2007. The yard of the month committee stated that they had a really tough time choosing the two yards every month because there were so many beautiful lawns and landscaping. The Glosecki's at 1410 Schwarz Meadow won a \$100 gift card to the Market Basket for Yard of the Month contest.

Nadia Brahler has contacted closing companies in the area to let them know we have switched our management situation and they now have our current information so that they can contact us directly. We are hoping that this will fix the problem we have had in the past of new homeowners not being aware we have an Association.

The issue was brought up about increasing the assessment. The amount of increase will be discussed at the March meeting once we evaluate the increase in our expenses due to the rising gas price as well as cost of living. Our current fees are low compared to other associations in O'Fallon.

A lengthy discussion was had in reference to the pond. Luz Vawter suggested we sell the pond to the homeowners who live on the pond so that no one else can use it. Susie Branz stated that we can not punish everyone because of a few irresponsible people. Many residents use the pond and respect the property. If a child does NOT know what to do with a fish they have caught he/she should not be down at the pond unsupervised. We will post a note in the next newsletter asking people to not let their children visit the pond if they are under age 12 and/or can not fish responsibly. Trash is a huge issue as well. Too many people are not picking up after themselves and the trash is out of hand. Fish hooks are extremely dangerous if left on the ground. We have several homeowners who walk their dogs around the pond and the careless discarding of these items poses a huge safety issue. We are posting a sign-up sheet on the web site for a pond clean up committee. We really need to keep the pond clean and free of hazards. Jeff Grewe volunteered to spearhead the project. His information will be posted on the web site. In addition Nadia Brahler noted that in the spring it will be necessary to replace the bench at the pond as well as possibly looking into placement of trash cans around the pond.

It was brought to the attention of the Trustees that the mailboxes are looking pretty shabby in the neighborhood. Many of the clips that hold the address plaque have broken and homeowners have come up with some pretty creative ways to re-attach them. Nadia Brahler was able to locate the manufacturer of the clips if anyone would like to purchase replacements. The phone number is 314-837-3363. Also noted was the fact that spray paint would improve them greatly.

The Trustees are looking for a replacement for Jim Reinke as block captain. He lives on Deer Creek and is responsible for his cul de sac along with the north side of Schwarz Road, Stone Creek and Thorne Creek. The job entails delivering flyers from the Trustees and welcoming new owners with a flyer from the HOA which informs the new owners of the association and all that the neighborhood offers. It really does not require a lot of time. If anyone is interested, please contact the Trustees via the web site at [www.windingcreekestates.com](http://www.windingcreekestates.com)

The Trustees are also looking for a Trustee to fill Susie Branz's position beginning March, 2009. Again, if anyone is interested please contact the Trustees via the web site at [www.windingcreekestates.com](http://www.windingcreekestates.com) Now that the hard work of switching the management of the association, the association runs smoothly and the time commitment has decreased tremendously. If anyone would like to discuss what the job entails, please contact either Nadia or Susie.

Susan Shaw, a previous Trustee, brought to our attention the fact that a portion of our common properties is not owned by the Association, it is still listed as being owned by McBride. The Trustees concern was that we have been paying landscape costs on property that does not belong to us. Several questions were raised regarding this: Why didn't Cecil Management know this? Can we have the property signed over to us? How much will the attorney fees be? The Trustees will be handling this situation and hope to bring the resolution to the Annual HOA meeting in the spring.

Luz Vawter expressed her disappointment with the landscape company. Because of the record rain this year it has been tough to keep up with the Meadow area off of Schwarz Meadow. Nadia and Susie have had discussions with Tim Petterson regarding the complaints we have received. Nadia and Susie plan to meet with Tim Petterson this week to let him know he is not keeping up his contractual duties. We are confident he will improve his service.

With there being no further business to discuss the meeting was adjourned at 8:15pm