

WINDING CREEK ESTATES HOMEOWNERS ASSOCIATION

Annual Meeting Minutes March 26, 2009

The annual meeting of the Winding Creek Homeowners' Association was called to order at 7 pm by Nadia Brahler, Trustee.

Susie Branz and Nadia Brahler read the minutes from the meetings on March 3, 2008 and September 22, 2008.

Nadia reviewed the 2008 income and expense report, which had been mailed to all owners and the 2009 proposed budget. The total cash on hand as of March 1, 2009 was \$18,042.26. Nadia reviewed the collection process and stated that there are currently eight homes with liens totaling \$5,174.86. Nadia Brahler also stated that all homes past due as of March 1, 2009 have received late notices and have been assessed late fees. After 90 days, any past due accounts will have liens filed effective April 27, 2009.

The trustees reviewed the following items:

1. Annual subdivision garage sale will be May 2, 2009. Advertisement will be in the Belleville News Democrat as well as at the Bank of O'Fallon.
2. Sprinkler repair at the front entrance will begin in the spring cost is \$4,200.
3. Petterson's bid for landscaping/lawn care was approved for 2009-2010.
4. Website is an excellent forum to communicate with Trustees.
5. Common properties now are all deeded over to the Association from McBride & Sons thanks to the efforts of Susie Branz. A map of the entire subdivision will be placed on the web site to point out the common properties.
6. The Association will be replacing the benches at the pond with concrete ones. Approximate cost is \$700.
7. The Association will be restocking the pond with new fish. Approximate cost is \$400.
8. Thank you to all homeowners and their generosity towards the Knight family

Discussion took place in reference to the trees on Smiley and Lincoln that need to be replaced. One homeowner suggested we get a soil sample to see why the pines are dying. We will contact the city arborist to set up a meeting with him to discuss the issue.

The possibility of changing the indentures was also discussed. Susie pointed out that the indentures are out of date with the current technologies and trends. Because the last vote changed only two of the items on the ballot the homeowners in attendance want to pursue

other options to get all of the homeowners to cast a vote so that we can get some items changed to bring them up to date. The idea of having the voting process changed was expressed, but until we can get 2/3 of the homeowners to agree to that, we can not change the procedure. Nadia said the Trustees would discuss options and get back with them.

Susie Branz's three year term as Trustee was due to expire at the end of March 2009. No one was nominated or showed interest in filling this position Susie generously accepted an extension of one year as Trustee.

With there being no further business the meeting was adjourned at 8:20 pm.