

**Winding Creek Townhome Association
Board of Directors Meeting
Thursday – August 15, 2019 at 6:30 pm
Plainfield Community Center**

MINUTES OF THE MEETING

INTRODUCTION

Call to Order: The meeting was called to order at 6:30 pm by Greg Reaves

Roll Call of Board Members:

President – Greg Reaves Treasurer – Richard Henry
Secretary – Katie M. Webb Trustees - Steve Calabrese and Jan Herrod

Foster Premier Representative: Ruben Alonzo

SECRETARY'S REPORT

Approval of prior minutes

- Approval of December, 2018:
 - Motioned: Jan Herrod
 - 2nd: Katie M. Webb
 - Approved
- Approval of May, 2019:
 - Motioned: Greg Reaves
 - 2nd: Steve Calabrese
 - Approved

Community Documents – Advised last few minutes would be added to the website soon.

TREASURER'S REPORT

Review of current Financial Statements

- Operating Account Balance \$77,898.75
- Reserves Account Balance \$205,603.84
 - Operating Reserve \$42,284.54
 - Reserve \$163,316.30
- Total Cash Assets \$283,502.59

OLD BUSINESS

- Magic Hands Quotes – Work was done earlier in the year – it was approved prior.
- Status of mulch in front beds – Mulch was stopped for this year. Ruben is to get quotes for dark brown.
- Address placards quotes from Foster Premier – Quotes to be gotten for painting and repair.

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NEW BUSINESS

- Fall Landscaping – There will be a walk-thru in the fall to prepare for next years plantings.
- Approve Kirsch Land Surveying – The property lines need to be understood before trees can be trimmed.
 - Motioned: Steve Calabrese
 - 2nd Jan Herrod
 - Approved
- Approve Fazio Landscaping - Fazio's have things they need to make good on and repair. Their contract is up soon.
- Approve Country Landscape Proposals – A brief discussion on the flood of 1996. The drains will tie into the existing sewer lines behind this building. The project is not to exceed \$5,000.
 - Motioned: Greg Reaves
 - 2nd by Jan Herrod
 - Approved
- Approve McBath Gutter/Downspout Bi-Annual Cleaning Proposal. This would allow for Spring and Fall gutter cleanings before winter. This will prevent ice build up it's good for the gutters and the roofs. The price is locked in for 3 years.
 - Motioned: Katie M. Webb
 - 2nd Steve Calabrese
 - Approved
- Review Hi-Tech Siding Building Survey Proposal – Pressure wash. Review was unfavorable looking for more bids. By doing it in bulk it will save money.

HOMEOWNER CONCERNS (GENERAL CONCERNS)

- Landscaping – There was a question as to why they fertilized 2 weeks in a row. Greg Reaves explained this is just one of the reasons why we are giving them a chance to make good or we are going to start quoting other companies.
- Insurance – The question of how to find out insurance information regarding the necessary coverage and deductibles. Greg Reaves requested an insurance tab be added to the website listing the policy information. It was explained that deductibles are at the homeowners discretion. The policy is an HO3.
- Flags were discussed and proper display of them.
- Mulch – It was discussed that the front parkway is Plainfield and not the association. Mulch under the back decks can be done. Keep it simple.