

Winding Creek Townhomes  
Homeowners Association Meeting  
Thursday - May 16, 2019 at 6:30 pm  
Plainfield Community Center

AGENDA

- INTRODUCTION
  - Call to Order: The meeting was called to order at 6:30 pm by Greg Reeves and 2<sup>nd</sup> by Steve Calabrese
  - Roll Call of Board Members: Present: Greg Reaves, Richard Henry, Katie Webb, Steve Calabrese, Janice Herrod and Ruben Alonzo from Foster Premier
- SECRETARY'S REPORT
  - Motion was postponed for the December, 2018 Minutes.
- TREASURER'S REPORT
  - Operating Account Balance: \$40,848.24
  - Reserves Account Balance: \$138,587.94
  - Total Cash Assets: \$74,898.06
  - Motion was made by Greg Reeves to approve. Motion was seconded by Janice Herrod and approved.
  - There was an explanation as to why payments were withdrawn from AMG and not Foster Premier and a brief explanation of the remedy.
- MANAGER'S REPORT
  - Greg Reeves explained that we switched from AMG and that this all takes time. Introduction to Foster Premier, Ruben Alonzo introduced himself and the company.
- OLD BUSINESS
  - Our contracts for snow and lawn are still in place with the new company.
- NEW BUSINESS
  - Spring Landscaping
    - Magic hands will provide quotes
    - Dark brown mulch will be used in all the front beds
    - Address placards were discussed with Premier Foster.
  - Community Website - [www.windingcreektownhomes.org](http://www.windingcreektownhomes.org) Katie Webb discussed the website.
  - Community Documents
    - ACH Form
    - New Architectural Request Form
- HOMEOWNERS CONCERNS (GENERAL CONCERNS)
  - Siding Issues should be reported to Ruben Alonzo as Foster Premier.
  - Reuben explained Work Orders. Katie Webb suggested adding a blank work order form to the website.

- Greg Reeves explained deck governing codes and how it has changed in Plainfield since the decks were built. Including risers closed, slats on the handrails. Discussed the support beams.
- Rich discussed the way Fazio has been instructed to care for our grass. During spring the grass is cut 4 - 4 ½ inches to allow it to grow without cutting to low and allowing the sun to burn the new grass. If the grass has not been cut it is often due to the weather and if the mowers can go onto the grass without causing damage because of rain.
- Richard Henry explained the state of our trees and bushes after the winter. July or August should explain the extent of the damage.