

**Winding Creek Townhome Association  
Board of Directors Meeting  
Thursday – October 10, 2019 at 6:30 pm  
Plainfield Community Center**

**MINUTES OF MEETING**

**INTRODUCTION**

Call to Order: The meeting was called to order at 6:30 pm by Steve Calabrese

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 August 15, 2019 minutes
  - Motioned by Richard Henry
  - 2<sup>nd</sup> by Steve Calabrese
  - Approved

**TREASURER'S REPORT**

Review of current Financial Statements as of the date August 31<sup>st</sup>, 2019

- Operating Account Balance      \$ 79,930.05
- Reserves Account Balance      \$214,003.84
  - Operating Reserve      \$ 42,687.54
  - Reserve      \$171,316.30
- Total Cash Assets      \$293,933.89
  - Motioned by Katie M. Webb
  - 2<sup>nd</sup> by Jan Herrod
  - Approved

**OLD BUSINESS**

- Status of mulch in front beds. Ruben will get quotes for next year
- Address placards quotes
- Fall Landscaping – Fazio – Bush and Trees Trimmed
- Kirsch Land Surveying – Completed
- 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. It exceeded.
  - Motioned by Greg Reeves
  - 2<sup>nd</sup> by Richard Henry

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- *McBath Gutter Cleaning* – Accepted to start in November
- Insurance – **Census Forms with Insurance Info**

**NEW BUSINESS**

- Assessment Late – Free Policy – (30, 60, 90) Schedule to be used by Ruben
- Review Landscape Proposals (Possible change of landscaper)
- Review Proposed 2020 Budget
  - Motioned made to send them out to homeowners by Steve Calabrese
  - 2<sup>nd</sup> by Rich
  - Approved

**HOMEOWNER CONCERNS (GENERAL CONCERNS)**

- Gutters
- Birds nests
- Association does not handle individual homes pest control

Meeting Adjourned by Greg Reeves at 7:37 pm

**ADJOURNMENT**