

**Minutes**  
Winding Brook Home Owner's Association  
August 12, 2009

Call to order

Old Business:

1. Approval of the Minutes
2. Dan
  - a. Update on list of current work orders
  - b. New/incoming work orders
3. Homeowners – requests, concerns or issues:

Witte's: Deck replacement costs/Dan—

**Action Item: Publicize list of contractors in next newsletter. Three quotes is ideal.-Jenny Will do this.**

**Kathy Nesbitt: Wants to know is she can illuminate the steps outside of her house using small lights. Tony Soames will use the concrete veneers that she has purchased to fix her steps.**

Pet restraint issues and governing laws (Woodlands and City of Bloomington).

**--Bob Graves is present. Says his neighbor's dog has been urinating on his grass. His neighbors cats have been on his property. Says he has researched the animal control laws in Bloomington. Barb responds that the board does not have the jurisdiction to control animals and that Bob needs to contact the city/animal control to resolve the concern.**

**Action Item: What do the Bylaws say?-Jon will do this**

4. Grounds & Landscaping/Green Team – Deb Beck.
  - a. August - Green Team minutes
  - b. Projects:
    - Eagles scout project for woodland path will commence this fall**
    - i. Shrub report summary-40shrubs to be removed, 20 to be replaced. Mostly sight-line issues.
    - ii. Tree trimming estimate-Ken Mullis-12 trees to be removed/trimmed.
    - iii. Moving truck tree damage-\$495 coming from Red Ball Moving, to be used for tree trimming.
    - iv. Woodland picnic area garden approval-**Proposed plan by Kriste Lindberg. She will be responsible for maintenance of said area.**
    - v. Pond maintenance-**Juris has done second cut of pond lilies**
    - vi. Rogers road sidewalk update- **City will be changing the sidewalk**
    - vii. Snow removal contract negotiation- **Will submit quote to Deb. Current standard is to remove after 2". Ice should be removed up to the doors. Hill at front entrance is the priority. Have Conner take care of areas of priority in case of delay?**
5. Financials – Denise Peet
  - a. Aging Summaries, balance summaries.

- b. Budget and reserves.
- c. P.O. box for HOA checks: Monroe Bank P.O. Box 2267, Dept. 2 – 47402
- d. Survey's from lending institutions – how best to respond.

6. Jenny Kander – Woodlands General Manager

- a. Update on Projects
- b. Task Sheet – items
  - i. Magnets- HOA contact information
  - ii. Gutter Project-**Jenny suggests that we only put up one gutter guard because of the economies of scale that could be utilized later. Gutter guard will be installed on Clayton-Carpenter building.**
  - iii. Sidewalk Project – **Action Item:** Jenny will get a quote to have trelice installed.
  - iv. Speed bump replacement
  - v. Kathy Stone – **Find replacement for welcoming/garage sale person**  
PUD: 2358 – water/patio issue/repair (Bunch) **Action Item:** Jon will find an **excavating contractor to look behind Barbara's unit. Will coordinate with Jenny.**
  - vi. Recycling Survey- **46 people have responded positively to the survey and so we are moving forward with the recycling project. Hoosier Disposal will run the recycling service. Jenny will make this happen. Action Item:** Jenny will make recycling happen.
  - vii. Roof Moss- **Deb and Jenny have decided to try a sample of a product. Action Item:** Dave will test this product on his roof.

7. Review and discuss Covenants and Restrictions changes/information from legal counsel. I've requested a meeting for next week with counsel. **Chris, Jenny and Barb**

8. Website:

- a. Teresa White – New website
- b. Jenny Kander – Newsletters
- c. New Sections needed: By-Laws and Rules and Regs, Board Meeting Agendas, Board Meeting minutes,
- d. **10% of the units can be rented and no more so that we remain able to be financed through fannie mae. How can we know that people are renting? Could we prevent someone from renting? How do we police/enforce this?**

New Business:

Special Board Meeting (Jon).-**Jon will try and organize a board only meeting if needed in 2 weeks.**

### Summary of Action Items

#### Jon

**Action Item:** Update Bylaws to read that HOA is responsible for MAINTAINING flower beds, not removal of greenery. –Jon will do this

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**Action Item:** What do the Bylaws say?-Jon will do this

**Action Item:** Jon will find an excavating contractor to look behind Barbara's unit. Will coordinate with Jenny.

## **Barbara**

**Action Item:** Barb will contact insurance about 2390 +2392 (Amy Dowell) flood damage.

## **Dave**

Deb and Jenny have decided to try a sample of a product.

**Action Item:** Dave will test this product on his roof.

## **Jenny**

**Action Item:** Jenny will get a quote to have trelice installed.

**Action Item:** Publicize list of contractors in next newsletter. Obtaining three quotes is ideal.-Jenny Will do this.

**Action Item:** Annual meeting will be Thursday November 12<sup>th</sup> @ 7:00PM hopefully at Sherwood Oaks Christian Church. Jenny will set this up.

Hoosier Disposal will run the recycling service. Jenny will make this happen. **Action Item:** Jenny will make recycling happen.

Meeting Adjourned at 9:55PM