

AGENDA
Winding Brook Home Owner's Association
October 14, 2009

Call to order

Old Business:

1. Approval of the Minutes (Dave and Amy both have the flu)
2. Homeowners – requests, concerns or issues:
Connie Beckwith- Storm door installation approved.

HOA Issue: Dan Watson Home Improvement

-Chris has talked with Dan about his relationship with Jenny, and told him that Jenny is the property manager and that he should be working with her.

-Dan will return to finish Kathy Stone's deck.

-Final payments will be made and his work at the Woodlands will be discontinued.

3. Grounds & Landscaping/Green Team – Deb Beck.
 - a. September - Green Team minutes
 - b. Projects:
 - i. Mulch pulled away from sides of structures
 - ii. Rocks from swale placed behind garages
 - iii. Plans for shrub removal and planting
 - iv. Tree trimming bids-**Still working on it.**
 - v. Leaf removal
 - vi. Invasive removal
 - vii. Snow removal contract- Yuris contract- **motioned by Barb, and seconded by Ed.**
 - viii. Woodland dumping- **Barb's friend will help clean up, possibly.**
 - ix. Child's School Trail- **Work should commence soon**
4. Financials – Denise Peet
 - a. Aging Summaries, balance summaries.
 - b. Budget and reserves – **Please Email Denise any changes that you think should be made.**
 - c. P.O. box for HOA checks: Monroe Bank P.O. Box 2267, Dept. 2 – 47402

5. Jenny Kander – Woodlands General Manager

- a. Update on Projects
- b. Task Sheet – items

6. Legal Council:

- a. Changes to Rules and Regulations
- b. Legal council to represent us at small claims court

7. Website:

- a. Teresa White – New website host
- b. Jenny Kander – Newsletters
- c. New Sections needed: By-Laws and Rules and Regs, Board Meeting Agendas, Board Meeting minutes,

New Business: