

Working Meeting of the Woodlands Winding Brook HOA May 5, 2019

4:00 p.m. at Noodles

Board members in attendance: Ken Shafer, Elizabeth Starr, Connie Beckwith, Linda Scott, and Carolyn Brown-Financial Manager

Absent: Sarah Taylor

Homeowners in attendance: Steven Wennerberg, Kriste Lindberg, and Shelley Taylor

Elizabeth called the meeting to order.

We moved agenda item "adjustment of the budget" to the beginning of the meeting. After some adjustments, the budget is now balanced. Carolyn will present the revised version at the May 9 meeting.

Discussion of priorities:

Downspout remediation project-Black downspouts have not arrived yet because we were sent white downspouts instead. The invoice indicates black downspouts, which cost more than white. If we cannot get black downspouts in a timely manner, we are not opposed to using white. However, we will not pay for black downspouts if we do not get them. Connie asked us to establish a time frame of no more than 2 weeks for the project to be finished, and if anything is done incorrectly, we ask that it be fixed free of charge. Elizabeth will follow up. Carolyn will enable a line item in the books for downspouts. Carolyn asked for a copy of the contract for the downspout work. She also requested separate invoices for landscaping, downspouts, and tree trimming (all from Lamontagne.)

Mulch pullback (for termite inspection)-James (from Jamar) was concerned that the ridges of mulch had not been raked. The crew from Jamar raked the mulch. The next step is removing excess mulch and putting it where mulch is needed.

Tree and bush removal-Trees have been tagged. Some are dead or are too close to the buildings. (2362-too close to the building; 2321-dead?) There was some discussion about whether or not a tree can be trimmed in the summer. Pruning can be deferred until fall/winter; trees and bushes that are endangering foundations are top priority. After the trees are removed, we can begin grading.

Termites-We asked for free inspections of different parts of the complex from 2 different companies that we are considering. Neither company found active termites in the buildings. (There is evidence of old termite damage.) However, one of the companies found active termites in the stumps of trees that had

been removed and in wood piles on residents' patios. The previous treatment of the buildings lasts 6-10 years, which is why we don't have active termites. Elizabeth suggested that we wait one more year before spending money on termite prevention, but we should ask homeowners to remove the infested wood piles. Connie will write down which units have wood piles that need to be removed. Elizabeth will check to see what can be done to eliminate the termites from the stumps. We will add termite remediation to next year's budget.

Safety issues-It has come to our attention that some of the sidewalks are in need of repair. We received a bid from James for \$19,000 to repair the sidewalks that were trip hazards. We will be looking for a second, and perhaps a third bid for the repair. Connie suggested that we mark the uneven pavement with paint.

Decks-James is concerned about the safety of some of the decks. He will tell us more at the May 9 meeting. We are waiting for the Potter report.

Paint-The paint that was in the garage was deemed unusable. Elizabeth will call Sherwin Williams to order new cans of paint which Linda will store in her basement.

Roofs-James got a bid for the garage that has been tarped. We have not seen the bid.

Connie asked if the roof bid included flashing.

Gutters-We will be getting estimates on gutter cleaning.

Homeowner Shelley Taylor asked that we hire a team of experts to assess, prioritize, and address our issues.

Financial committee-Ken will ask the financial committee to look at several scenarios to address our financial needs. These scenarios include a loan, a special assessment, and raising fees.

Update on insurance claim process-Ken has not yet sent it to Eberle, and Elizabeth asked for more time.

Meeting adjourned at 6:04

Submitted by Linda Scott

Vice President/Acting Secretary