

Windfield Estates Board of Directors Meeting

February 16, 2022
McFarland Public Library
515 Perry Road * Grand Blanc, MI 48439

Members present:

Rob Negri, Shannon Loesel Thorpe, Jason Hodges, Greg Smith - Absent: Steve Halberg
Leadership Management – Dawn Bowman

Meeting called to order @ 1809 for **Open Session**

Agenda #1: Minutes from last Board meeting 11/17/2021 were approved

Agenda #2: Presidents Report

Rob Negri advised that his report will be covered by other items on the agenda

Agenda #3: Treasurers Report

Nothing new to report – board received financials to review prior to meeting

Agenda #4: Address for 11-acre parcel – Owners also paid yearly dues of \$200

Lot #9999 will be used for now for reporting purposes. There was no lot # assigned yet but the address will most likely be 1348 Timberline.

Agenda #5: Salt Usage by Ace

Dawn talked to Jonathan Marsh (Owner). He stated that salting was listed on the contract, but he says that his signed copy is missing. Dawn stated that her section stated **NO SALT USAGE** – she is trying to get reimbursed for the salting that occurred without approval. Rob inquired into how many pushes we've been billed for. He sees them sitting in the subdivision with hardly any snow on the ground. Dawn states that clean-up is not recharged. We're still having issues with plowing in the cul-de-sacs. They cannot leave snow in the middle of the cul-de-sacs under no circumstances. Dawn stated that she talked to Jon about it, and he said that it would not happen again. We are being charged per plow/push when it is 2" or more. Dawn will contact Jon again and reiterate **NO SALT** and get January's bill tomorrow.

Agenda #6: Sending out bid sheets in March for entrance work

We will be getting a bid from McNamara's in Swartz Creek. Dawn's husband (Mr. Bowman) will also look at it and his charge is \$55/hour at this time

Agenda #7: Gift cards mailed from Decoration contest

Dawn informed that the gift cards for the Christmas Decorations contest were mailed out. They were purchased with Dawn's credit card and will be reimbursed by the Association.

Old Business:

- Discussed Annual meeting on 5/18/22 – voting for offices will be on the agenda – Association will be notified via mailings in April, and they will be able to vote via email, mail, fax or a ballot at the Annual meeting.

New Business:

- None currently

Windfield Estates Board of Directors Meeting

November 17, 2021
McFarland Public Library
515 Perry Road * Grand Blanc, MI 48439

Members present:

Rob Negri, Shannon Loesel Thorpe, Jason Hodges, Greg Smith - Absent: Steve Halberg
Leadership Management – Dawn Bowman

Meeting called to order @ 1802 for **Open Session**

No minutes from last Board meeting 11/4/2020 to approve – minutes taken by Piper Management but not on file when turned over to Leadership Management

Board introduction and discussion with Leadership Management Dawn Bowman regarding 1st meeting and general “housekeeping” for new company and leadership

Agenda #1: Co-Owner Disputes

Discussion about owner disputes regarding neighbor disputes about dog waste in yard – Leadership Management has sent (2) letters outlining dispute and next steps for resolution at this time

No other Co-Owner Disputes or issues to discuss currently

Old Business:

- None currently

New Business:

- Newsletter will be put together by Leadership Management and sent out before next year
 - Introduction of new Management Company – Leadership Management
 - Highlighting Yearly Dues & payments
 - Holiday Light Contest
 - Welcome to new owners
 - Request for email addresses
 - Leadership Management website outline, forms, online payments, etc.
- Discussed Holiday Light Decoration Contest – board approved the following prize schedule:
 - 1st Place = \$100 gift card, 2nd Place = \$75 gift card, 3rd Place = \$50 gift card
 - Last day of judging/nominations is December 20, 2021