

Windfield Estates Board of Directors Meeting

September 21, 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
Homeowners Present – None

Meeting called to order @ 1802

Agenda #1: No minutes available for the July 2022 meeting

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 - Approved

Agenda #4: Community Picnic/Halloween Event - Updates

Rob advised that there was nothing planned at this time – do we want a quick newsletter maybe? Rob will check on the Halloween Event and report back. Facebook will be refreshed with information as well as the Leadership Management website for future events and information. Newsletter will also include a reminder for overnight parking violations – especially with Winter coming and snowplowing.

Agenda #5: Management Agreement Expiration – Review of Contract

Dawn advised that the current contract expires 10/1/2022. She also advised that the price would increase by \$50 and will be \$500/month instead of \$450/month. The Board agreed to the price increase and requested that the contract be changed to the Fiscal Year instead of calendar year – October. The new contract will run from 10/1/2022 – 12/31/2023 and any new renewals will run January 1st – December 31st.

Agenda #6: 2023 Budget Reflecting the change to calendar year

The Board discussed raising the yearly fees from \$200 to \$225 – fees will be due in January, not September. The Budget is due 12/2022 and the board will go over it again at the 11/16/2022 meeting. Dawn is getting bids for drain/concrete repairs currently. She advised that the budget for road repairs is over budget and the landscape/lawn fertilization was more because of the cost of gas and entrance work – budget was for \$1,000 and the cost was \$1,603. It was advised that the roads need crack fill/seal coat in the Spring. There is a huge gap round the edge in the cul-de-sac where it is growing weeds – may need sealing as well – Dawn will get bids.

Agenda #7: Quote for drain cleaning

- o Power Vac quote was for \$3,500 for the 1st 8 hours
- o Root-a-way quote was for \$2,800 for the 1st 8 hours. The Board approved this quote, and they could do it this year by mid-October.

There was more discussion about the construction areas putting a “sock” over the drain to catch debris? Dawn will ask Edwin Allen about this.

Agenda #8: Quote for Fall clean-up/Spring clean-up/Monthly clean-up until next Fall
Oasis Gardening Services quoted \$1,100 for Fall 2022 – October 2023 – Approved by the Board

Agenda #9: Snow Quote

Dawn advised that the old company was charging \$800/month for 4 months based on 15 plows and \$225 per plow thereafter. Board decided not to go with Ace again. Agroscaping bid was approved and they will call if we need to De-Ice prior to applying.

Next Meeting: November 16, 2022 @ 6pm.

Meeting adjourned at 1922