

Windfield Estates Board of Directors Meeting

January 18, 2023
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 – Tina Popour
Homeowners Present – None

Meeting called to order @ 1802

Agenda #1: November 2022 minutes were reviewed and approved

Agenda #2: Presidents Report

Rob Negri advised that he did not have a formal report and issues 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: Budget Concerns

There were no budget concerns by the board. Discussion about a Facebook post with concerns about things in the budget, but there were no homeowners present to discuss their concerns.

Agenda #5: 2023 Association Dues Deadline

There was discussion about complaints read on Facebook, but people were invited to attend the meeting and address their concerns/complaints, but no one was present at the meeting this evening. The board had discussions regarding the implementation of the dues date and agreed to leave it as it is and bring it up again at the Annual Meeting in May if anyone else has concerns about it.

Agenda #6: Fine/Violation Policy

Discussed the Rules & Regulations from June 2018 and Rule Enforcement and Violations that were amended June 1, 2018, and agreed to use those as a basis for implementing letters for violations to be sent to homeowners. Also approved a fine policy schedule as noted in a sample violation letter that Tina drafted.

Agenda #7: Owner Information Forms

Tina advised that with all the new builds and other new information needing to be distributed that she will send out an "Owner Information Form" to have homeowners update their current information and preference for communication from Leadership Management and the Board.

Agenda #8: 2023 Spring/Fall Clean-Up

We were informed that the contracts that we had with Oasis were voided as they never showed up to do any of the work. We discussed how we were going to move forward, and Tina will be getting new bids to clean up the (3) areas in the front of the subdivision. There was discussion about hiring a company to come in and do the initial Spring clean-up and then sub-contract the work out once the major clean-up is completed.

Agenda #9: Windfield Estates Facebook Page & Hometastic

Tina informed us that Leadership Management is looking into possibly using Hometastic for their website information and wanted to present it to the Board for feedback and interest. They wanted to know if we would possibly want to move to use Hometastic with them as well if they decided to use it? Tina informed us that they allow owners to create their own accounts to manage their payments, view forms, updates, and events, etc. We were informed that it could be up to a \$50/month fee to use this service and the board declined the service at this time and would like to have more information before having to utilize these services if Leadership Management moves services.

Agenda #10: Nothing at this time.

Old Business:

- Greg inquired if any more information was received regarding the “berm” that was left by builders. Tina had not heard but will get with Dawn for more information.

New Business:

- No new general information

meeting moved to Executive Session @ 1915

Next Meeting: March 15, 2023 @ 6:00pm