

Windfield Estates Board of Directors Meeting

October 25, 2023
McFarland Public Library
515 Perry Road * Grand Blanc, MI 48439

Members present:

Rob Negri and Shannon Loesel Thorpe, Jason Hodges - Absent: Steve Halberg
Leadership Management – Melissa Cantey, Michelle Carr
Homeowners Present – Sherry Urch, Pete & Debbie Casey, Kathleen Hammerberg

Meeting called to order @ 1803 for **Open Session**

Agenda #3: No open session minutes to approve from July Meeting. Agenda was suspended to address homeowner questions/concerns and then moved to executive session. Executive Board minutes were approved.

Agenda #4: Finance Report – ledgers/financials were emailed to the board and reviewed at meeting.

Agenda #5: Suspended for Executive Board Meeting

Agenda #6: Resident Comments - Pete Casey questioned emails that were given to Tina Popour and then forwarded to Leadership Management regarding an Asphalt Company and Landscaping Company to maintain the front entrance (Shay Maloney Lawn Care Co.) who also does snow removal. Pete stated that he does have quotes for (3) speed bumps if we wanted them to be placed within the subdivision to help with speeding (quote for \$1,100 for <3> speed bumps). Melissa Cantey stated that she emailed the board in September and October regarding landscaping and didn't hear back regarding the companies she sent. Rob Negri informed the homeowners present that we had a few rough months with Tina Popour leaving Leadership Management abruptly and that the communication among the board with Leadership Management during that transition was not the best with management contracts/contacts. Kathleen Hammerberg said that we almost need a continuing contract and that was agreed upon at that time.

Rob also informed everyone that the Association is facing major costs coming up with the Retention Pond and road maintenance. Rob stated that the pond is overflowing and going into yards of association owners as well as a home on Reid Road by the pond. He stated that we need to get started on the pond repairs before it becomes more of a problem than it is. The front of the Subdivision drains to the Retention Pond. It was asked if the company that quoted us previously could do a quote for a quick fix/temporary drain until Spring when it can be fixed correctly? Rob informed that the front drains were already fixed, but the Retention Pond has issues with draining correctly and needs to be addressed. Rob also informed us that that there was an estimate given to maintain/fill the cracks on the roadway. Pete thought that Curbcoco did it last time and gave another company name of Neil Estes to see if we could have him come give a quote. It was stated that the cost of these (2) issues (The Retention Pond and Roadway Maintenance) would diminish the Association Account if we addressed them both this year. Pete Casey suggested maybe a one-time assessment to help offset the costs?? He also stated that he talked to homeowners Grant, Kayla, Bright & Jessica about maybe placing stop signs in their yards to help slow traffic and they said that they would be willing to do that. There was further discussion about placing speed limit signs coming in the subdivision to notify people of the speed limits within the subdivision. It was also discussed that in order to enforce speed limits and stop signs that we would have to go to the Township and have them come into the subdivision to enforce the limits, write tickets, etc. and that we need to be careful on what we want the

police coming in to enforce as there are other activities that could be enforced by Law Enforcement, golf carts, quads, etc., that aren't necessarily road legal that could be also ticketed if the police are in the subdivision enforcing speed limits and stop signs. The board acknowledges that there is a need to curb/enforce the speeding within the subdivision and that maybe speed bumps could be explored further, but right now we need to prioritize where we spend our money as there are some major expenses coming up.

It was asked by the homeowners if new owners in the subdivision are contacted by Leadership Management to inform them/deliver the by-laws and Rules & Regulations? Leadership Management stated that they were not sure and that they should be getting them when they close on the property with their realtors and Title Company. Melissa said that she would check with Dawn and Rob informed her that Tina was in contact with the new builder and told him that we are an HOA and to get the information to the new owners. Kathleen stated again that she is still not opposed to going to new houses to welcome them to the community and give them information about Leadership Management and where to find the By-Laws and Rules and Regulations if Leadership Management has access to them on their website? Michelle did inform us that Leadership Management does send out new owner information, but not the By-Laws and Rules & Regulations, but that they can give out a newsletter with contact information. Michelle said that she will check the Leadership Management website to make sure that our By-Laws and Rules & Regulations are on the website (she did check and informed us shortly after that they are in fact listed on the website for anyone that needs to access them).

Kathleen says that she will be posting a date for the 4th Annual Santa Stroll this year. Tentatively it is scheduled for the 1st weekend in December, but she will let us know for sure when they get it scheduled.

Another homeowner asked how often does Leadership Management drive through checking for violations? Melissa said that she goes through every other week or longer unless she receives a complaint. Rob discussed the need for a fine schedule increase as well. Right now, it is a verbal warning for the 1st violation - \$25 for the 2nd violation - \$50 for the 3rd violation - \$100 for the 4th and every subsequent violation thereafter. There was discussion about raising it to 2nd - \$50, 3rd - \$100, 4th \$150 and that it needs to be done to keep enforcement. No further action or discussion regarding fines at this time.

Agenda #7: Discussion Items

- a) Front Entrance landscaping was discussed above
- b) Retention Pond bids was discussed above as well
- c) Snow bids – only received a few bids and will contact Pete's recommendations before bringing it back to the Board
- d) Holiday Décor Contest – Melissa questioned the holiday decorating contest. We agreed that it needed to be continued and maybe even add Halloween to keep up the decorating and comradery within the neighborhood.

President's Report: Rob wanted to let the residents know about the Waste Management hydraulic brake spill and contacts regarding contractors parking and leaving equipment on the roadways. These issues have been addressed and hopefully corrected. He also informed that there was nothing new regarding the kids that were going through the subdivision kicking doors, etc. If you see something then you should call and report it, but hopefully the kids have left the subdivision since he thinks that they were "friends" of his neighbor's son.

Meeting adjourned @ 1901