

# Windfield Estates Board of Directors Meeting

January 17, 2024  
McFarland Public Library  
515 Perry Road \* Grand Blanc, MI 48439

## **Members present:**

Rob Negri and Shannon Loesel Thorpe, Peter Casey - Absent: Steve Halberg & Jason Hodges  
Leadership Management – Melissa Cantey  
Homeowners Present – NONE

Meeting called to order @ 1808 for **Open Session**

**Agenda #3:** November 2023 minutes were approved

**Agenda #4:** Finance Report – Melissa read the financial report – approved as read

**Agenda #5:** Resident Comments – NO residents were present

- Shannon passed on information/questions about salting the entrances – people were sliding through the entrance during the snowy/icy conditions. The Executive Board can approve to have it salted, but there was a concern that it was not going to work with the cold temperatures that we've been having. We will have the front entrance salted if it is warranted – we will contact Leadership Management and have them contact Atlas to salt.

**Agenda #6:** Agenda Items –

- a. Retention Ponds – Rob has pictures of significant issues with the pond. There is a “moat” located in the backyards of (2) houses currently on Reid Road behind his house and next to the pond. There is a significant amount of water receded with the temporary fix, but there still is a lot of water. There are (2) houses within the subdivision with flooded back yards again from it not receding into the drain. Pete asked if we could get written estimates and compare them for a permanent fix in the Spring. Melissa will get new estimates for the Board to review. It was discussed where there Retention Pond permanent fix money would come from? The current funds or a “special assessment”? Unsure at this time – the board will wait for estimates and then go from there.
- a. Snow Removal
  - i. Damaged Mailboxes – Melissa contacted Atlas and they said that they really don't fix mailboxes & that it was the homeowners' responsibility. Melissa sent pictures of (17) damaged mailboxes. Atlas informed that the GPS on the truck said that it was going at appropriate speeds, and they will send a report. They also will come and check the mailboxes with Melissa and drive through the subdivision to assess the damage. Rob suggested holding the final payment until all damage is replaced/adjudicated.
  - ii. Parking in Streets – Melissa also got pictures from a resident where the plow went around them during the initial plow because it had to go around cars parked in the street. Melissa advised that violations will be sent out for overnight parking and Melissa will check for special provisions for inclement weather.

## **NEW BUSINESS**

- Pete inquired about the contract for weeding the front entrance in the Spring & Summer.
- Concerns were raised about Alan Edwin lots – foundation company has dumped concrete on open lot and the roads. Melissa talked to the Corporate Offices, and they said they were going to clean up the “dump sites” and they were surprised it was done, but pictures were sent to them, and they will get it cleaned up when the weather breaks.

## **OLD BUSINESS**

- Pete informed that he has a quote for (4) speed limit street signs & (3) 6’ with 2’ anchored stop signs with posts and caps with frame backers. For materials it is \$2,409.49. The board has tabled it until a later meeting to also be discussed with possibly installing speed bumps. Rob would like and estimate for more light poles for people in the back of the subdivision since it is the same company with this current bid. It was discussed to maybe try the speed bumps since they will be less expensive and wait on the stop signs, but there was definite talk about putting up speed limit signs – suggested speed was 15mph.
- Rob wanted to address the current fine situation in the March Meeting or sooner and then inform the homeowners of the changes.

Adjourned @ 1925