

# Windfield Estates Board of Directors Meeting

**March 20, 2024**  
**McFarlen Public Library**  
**515 Perry Road \* Grand Blanc, MI 48439**

## **Members present:**

Rob Negri, Shannon Loesel Thorpe, Peter Casey & Jason Hodges - Absent: Steve Halberg  
Leadership Management – Melissa Cantey  
Homeowners Present – Kim Jahn

Meeting called to order @ 1805 for **Open Session**

**Agenda #5:** Resident Comments – Kim Jahn expressed concerns about speed bumps & speeding throughout the subdivision. She stated that she has plate numbers, but it seems to be mostly delivery trucks and some residents. She suggested that we try to review some Ring cameras if needed to find the speeders in the subdivision. Melissa met with Curbco and is waiting for quotes for speedbump options – should have within 2 weeks. Estes is unable to complete this type of work. Curbco is suggesting signs next to the speedbumps stating there is a speedbump present and suggested other signs stop signs at the “T” @ Windridge/Timberline. Pete has quotes for signs – stop/speed limit signs. We used to have speed signs, but the lawyer stated that we had to have the homeowner’s approval to place the sign on their property. The old signs were removed because they were installed prior to anything in writing so it would have been a liability on our part. Rob also informed that there was no way to enforce speed limits unless we sent a letter to Metro PD asking them to enforce the laws but then we would open ourselves up to the enforcement of other laws – owners with go carts, scooters, 4x4’s, golf carts, etc that aren’t street legal. Rob asked if Curbco was going to give quotes for crack fill. Melissa advised that Curbco was going to send the speedbump quote 1<sup>st</sup> and then the crack filling quote later. Homeowner Jahn was advised that the board has been talking about and researching speedbumps and ways to slow people speeding down within the subdivision. Pete talked about the mailbox repairs & the bad job down by Atlas in their repairs. The wrong mailbox was installed at Pete’s house & Rob discussed how most people will be replacing their own & we need to let the homeowner know to submit receipts for reimbursements for their mailbox. Melissa let Atlas know that it was unacceptable, and they said they will be making it right. Rob asked about the damage to the yards & Melissa says that she has pictures & Atlas will come out and fix everything. Pete then inquired if they were paid in full yet and Melissa indicated that we have, but we’ll wait and see if there is going to be a problem fixing the yards and mailboxes and go from there.

**Agenda #3:** January 2024 minutes were approved.

**Agenda #4:** Finance Report – Melissa read the financial report – Pete inquired about increase in fines – will be discussed in Executive Session – Rob inquired about resident’s high dues amounts – Melissa informed that they were high because they included fines – report approved as read.

**Agenda #6: Agenda Items –**

- a. Retention Pond – Melissa has had a few different companies come out and provide quotes to repair. Scots needs to know how far down he will have to dig before he will give a quote – he is still supposed to send a quote. Ponds of Michigan will not touch it at this time but recommends dredging and cleaning the ditches. The ditches on Reid Road seem to be a problem they said. Great Lakes and H&W have provided quotes. Pete inquired about what they would do with the money and what work would be performed. Melissa informed that we had detailed quotes from Great Lakes and H&W at this time. Both quotes indicated that a 20x20 section needed to be dredged. Pete asked about a culvert – permits needed from the Twp/Drain Commission?? – Pete said he would check if those were needed as well. Melissa will ask when they can start as well. It was also noted that if the cattails were removed then we would have to budget for yearly removal. Pete also advised that the area **is not** a protected wetland. Melissa advised that she has experience with Great Lakes and has received quick responses from them when she inquired. Pete moved for approval for \$23,300 if they can come out and get started. Melissa stated that she will compare the scope of repair and the bid amounts before a decision is made. Rob would like to know before a decision is finalized as well.
- 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.

Adjourned @ 1848