

Windfield Estates Annual Association Meeting

May 15, 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

(15) Homeowners were present – did not meet quorum

Meeting called to order @ 1802 for **Open Session**

Agenda #3: Board members & Leadership Management were introduced

Agenda #4: March meeting minutes approved

Agenda #5: Finance report – Melissa advised that we have \$18,953 cash on hand, \$41,433.10 in reserves and \$3,423 in fines/receivables for a total of \$63,810.42. The board discussed the current Fine Schedule and advised that the fines will increase and will be published in the newsletter.

Agenda #6: No quorum was established to have an election. The current board will remain in place at this time.

Agenda #7: Agenda Items

- a. Retention Pond - Rob discussed concerns regarding the drainage. The company did one dig out of the Retention Pond & dug it out to the ditch on Reid Road. He advised that it was the only thing that we could do to prevent flooding in the front houses of the subdivision and the houses on Reid Road. Rob also stated that it needs to be dug out more, dug deeper and things possibly replaced. Questions were raised about it being “wetlands” and we were advised that they are NOT wetlands, but just a water retention pond. The sewer system drains into the retention pond as well. We’re just waiting for bids to see who will and can repair the pond and we have a rough estimate between \$19,000 - \$25,000

- b. Speeding – There have been a lot of calls & complaints about speeding throughout the subdivision. Advised homeowners that speed bumps are being researched. A homeowner said that she runs a company and her experience is that people will still fly over them. There was a significant outcry for the need for speed bumps. There was also research on calls for speed bumps ruining the cars and we were told that we have ZERO liability. Other homeowners advised that the good outweighs the bad. The estimated cost of speed bumps is about \$20,000. Another homeowner asked if we wanted to spend \$20,000 to put speed bumps in when they don't solve the problem?? The speed limit is 25MPH by law. Another homeowner stated a flashing speed sign helps, but not speed bumps. Homeowner asked Melissa how much cash we have on hand, and she advised \$18,954 on hand and we have \$41,343 in reserves. Homeowner asked about having the police patrol the neighborhood and Rob said that we need to be careful what we request because then ALL laws are enforceable – golf carts, 4-wheelers, dirt bikes, etc. are not allowed to be operated on roadways unless they are licensed, insured, etc. Another question was raised if the Association would be liable if a child was killed by a speeder? Temporary speed bumps were suggested, but we're leery about driving stakes into the road and causing more erosion.

- c. Roadway – homeowners were advised that we are sealing cracks, repairing where needed and adding sealant where needed and the cost will roughly be \$21,000

The board is tasked with deciding on where the money needs to be spent??
#1 – Retention Pond #2 Roads #3 Speed bumps. There were talks about a special assessment for speed bumps, but that is not the Board's goal at this time. Homeowners suggested that we look for smaller speed bumps for starters, but smaller bumps create problems for the snowplows in the winter.

- d. Signage – The board is working on putting signs & solar lights on the road signs throughout the subdivision. There were requests from homeowners to put more lights in the back corner of the subdivision. Speed limit signs were also discussed, but permission is needed by homeowners to place a sign in their yard.

- e. There were also discussions about the front entrance & cleanups? Rob & Melissa stated that the edging and border will be fixed and weeding needs to be done. A homeowner suggested that the overgrown shrubs be taken out and Rob stated that he was not opposed to that, but we will need to look at a long-term fix and redo the front entrance to make it look better, but that will require significant funds as well.
- f. Other concerns were presented by a homeowner who informed everyone that the front of the entrance is a bus stop and people need to be aware of that so they can let the kids off the bus safely. We were informed that people were being impatient and going around cars waiting and not paying attention.
- g. Questions were raised about a Spring/Fall Cleanup that we had in the past – we were informed that not enough people showed up to help with the cleanup and only a few people would show up and do a lot of work. A homeowner was in favor of putting a committee together to help clean up the front entrance for cost effectiveness as there were multiple concerns about the way that the front entrance looks as people are pulling in to the subdivision.
- h. 7071 Windridge homeowner expressed concerns about the drain in his backyard. He states that he has to have a pump to drain the backyard as water was seeping into his backyard and this is a continual problem of it not draining into the drain properly. He states that his backyard floods and wondered if it is tied to the Retention Pond? Rob did not know, and the homeowner advised that he will call the drain commission to find out who may be responsible to maintain and fix the problem. Another homeowner asked if we were allowed to have dry wells and Melissa said she would find out.
- i. Concerns were raised about the construction companies tearing up the roads. Rob informed them that we've talked to them about chemical spills (those were repaired), silt screens are falling and trailers in the road were addressed. He advised that we are trying to keep up with it and if any homeowner sees something then they need to inform Melissa or Leadership Management and they will try to take care of it immediately. Another homeowner called a builder to

complain about the roads being blocked by construction equipment and Rob advised that he researched it and they legally have the right to be there and that the legal cost of trying to fight it would exceed the benefit.

- j. Rumors about another entrance were discussed. The master plan had a 2nd entrance planned, but there was no way to get to the condos. Another plan was to go to Lexa Lane, but new homes were being built and Rob doesn't know if it's possible for another entrance to be built and Melissa will investigate it if it's possible.

Open Session was adjourned @ 1924.