

Windfield Estates Board of Directors Meeting

July 18, 2024

Rob Negri's Residence

1358 Fieldcrest Court * Flint, MI 48507

Members present:

Rob Negri and Shannon Loesel Thorpe, Jason Hodges - Absent: Steve Halberg & Peter Casey
Leadership Management – Melissa Cantey
Homeowners Present – Dan & Barb (7071 Windridge)

Meeting called to order @ 1810 for **Open Session**

Agenda #3: March 2024 minutes were approved as motioned by Rob/2nd Jason

Agenda #4: Finance Report – Melissa read the financial report – \$16,032.47 are in the regular fund, \$42,537.94 are in the reserves with \$3,273.40 in receivables (delinquencies and fines) all homeowners received letters the 10th of every month - approved as motioned by Rob/2nd Shannon

Agenda #5: Resident Comments – Dan questioned the retention pond. Rob informed him that we were voting on that today. Dan informed the board that he and Barb have tons and tons of water in their backyard by the drain. Barb informed the board that they talked to Mundy Twp about the problems, and they are just hoping that when the Retention Pond is fixed that it will help their drain in their backyard. Jason wondered if when we fix the Retention Pond if it'll have problems at the road and if that would be our problem or the townships problem at Reid Road?

Agenda #6: Agenda Items –

- a. Retention Pond – After reviewing the quotes, Rob questioned why the original quote from Curbco was @50k, but now it is a cap of \$82,911.45 not including excavation? Melissa advised that Curbco is the only quote that we currently have as the others have backed out. Page 1 of the Curbco quote shows \$30,114 and Page 2 includes excavation, grading, raking, etc. to be \$52,700. The board discussed financing options and the only way to pay for this would be a special assessment because it has to be fixed and is not negotiable at this time.
 - a. When they dig, they have to dredge & put excess somewhere. Dan suggested renting farmland from across the street, but Rob thinks that they'll put it in his yard and he is OK with it as long as there are provisions to fix his yard when they are finished. Rob said that we cannot go another winter with the pond in this condition – Melissa said that she can try to get more bids but it is July already and we know that it needs to be finalized and started even though the temporary drain is still working.
 - b. Melissa informed the board that the original quote was for the 1st page - \$30,114 and the 2nd page \$52,700 so that it was around \$82,000
 - c. Rob met with Curbco and requested everything – he said that the \$20k was a temporary fix and if we don't do the whole thing, including page 2, that it would only be a matter of time until it became a bigger problem. Rob suggested a special assessment of \$700 for Retention Pond repairs & to raise the yearly dues to \$400 with \$75 of that amount to be set aside for future drainage problems. Melissa advised that we currently have (8) delinquencies for the yearly dues.
 - d. It was asked what is the latest that they can start so we can get an assessment in place? Melissa informed us of a financing/payment plan through a bank loan until we can collect the assessments from the homeowners. She also suggested that the \$400 dues be split bi-annually and the \$700 assessment be open to a loan. It was inquired about the loan terms – how long, APR, etc.

- e. Melissa called Dawn to inquire about the loans and options. The only bid we have is Curbc0 and the board agrees to Curbc0 pending financing & assessment of \$700 per lot unless we get a loan – Gail is checking on loan terms and amount.
- b. Crack Fill – We were advised that we still have \$20,954.64 still outstanding and we have (2) quotes for filling: Curbc0 @21k and Greak Lakes @25k.

Meeting adjourned at 1850.