

**WINDING WAY COMMUNITY ASSOCIATION**  
**Board of Directors Meeting**  
**June 21, 2017**

Location: Brea Civic Center, Cedar Room

Present: Justin Stirling, President  
Paul Vernola, Vice President (Proxy)  
Daryl Imler, Board Member (Proxy)  
Terry Ott, Secretary/Treasurer  
Darlene Jensen, Board Member  
Rob Ulrich, Board Member  
Jenna Brummett, Board Member  
Dina Gillanders, Property Mgr. & Recording Secy.

Absent: Phil Isenhouer, Board Member

Guests: None

The meeting was called to order at 7:01 p.m.

Secretary's Report:

The minutes of the May 17, 2017 meeting, were approved by the Board upon motion made by Darlene Jensen and seconded by Terry Ott.

Plan Approvals:

231 Hilltop Lane – The homeowners submitted a plan approval by email to repaint their house the existing colors of Sherwin Williams paint in Crème for the stucco and Taupe for the trim, eaves and front door. This plan was approved by the Board via email.

Plan Approval Discussion. Malcolm Pierson Sr. attending the meeting to discuss the paint at 375 Grovehill. The discussion came down to a difference of what was considered trim and what was considered an accent on the home. The Board decided to accept the color and to let the homeowner know that when it comes time to repaint the house a different choice in color will need to be made.

The Board decided that there will no longer be any approvals by email for repainting homes, all approvals will be done during regularly scheduled Board meetings. Homeowners may submit the Architectural Change Form by email for the Board to review prior to the Board meeting, so they can ask questions and request additional information as needed. The Architectural Change Form will be updated to include the specific information the Board needs to have.

Committee Reports:

1. GREENBELTS

Rob Ulrich gave the following report on the condition of the greenbelts. Superior has finished trimming the trees. Terry Ott reported damage to one of the new fence posts at the end of Stony. Rob will contact Superior regarding repair. Amount of \$650 to be withheld pending repairs.

Gentry will remove the tree at the entry of the center greenbelt at Wandering. Gentry will also remove the Eucalyptus in the west greenbelt at the end of Roundtree, estimate is \$450. There is also a second Eucalyptus in the same area that needs to be removed, Rob will get estimate for this.

2. CC&R's

Issues discussed this month:

- 2447 Branch – Plants have grown onto sidewalk.
- 262 Hilltop – Pod in driveway.
- 2405 Rainbow – Vehicle covered with tarp, needs traditional car cover.
- 225 Roundtree – Overgrown plants.
- 262 Roundtree – Dead tree on side yard.
- 374 Grovehill – Palm tree needs to be trimmed.
- Lawns need to be mowed: 246 Roundtree, 263 Winding, 271 Winding, 274 Hilltop.

3. STREETLIGHTS

No streetlights were reported out.

4. SPECIAL EVENTS/PUBLIC RELATIONS

Garage Sale – Next garage sale scheduled for November 18.

Gathering on the Greenbelt – Dates and ideas for this event were discussed, no decision made.

Treasurer's Report:

Financial Reports for May 2017 were reviewed.

There are four accounts with significant delinquent amounts.

Old Business

Change to Bylaws – Attorney drafted official certification of Bylaw change. Board members were provided with a copy of the Maintenance Standards to review to edit standards for clarity and assign appropriate fines.

City Trees Along Lambert – The city attorney responded to the letter the Association sent to the city on November 10, 2016, detailing what they would like the city to be responsible for maintaining. The letter offered that the city would maintain the trees along Lambert Road, include the triangular area east of Sunrise. Daryl Imler asked that research be done on how much it is costing the Association to irrigate and maintain the landscape in the area along Lambert. Dina researched this and provided the following costs per month to the Board: Landscaping - \$512; Water - \$247.52; Electric - \$24.43. Daryl has not contacted the attorney. Dina will take this on to follow-up. If the city turns down trimming all the trees along Country Hills Road, Daryl offered another possible option of having the city trim just the trees on Country Hills Road that are between the sidewalk and the street.

Lambert Block Wall Repair – All repairs on the wall have been made. Phil Isenhouer will be reimbursed \$481 for the purchase of the permit. Homeowners at 370 Hilltop will be billed \$1,440 to cover half the cost of the repairs.

New Business

There was no new business conducted.

Adjournment: The meeting was adjourned at 9:20 p.m.

The next meeting will be held on Wednesday, July 19, 2017, at 7 p.m., in the Cedar Room at the Brea Civic Center.

Attest:

\_\_\_\_\_  
Justin Stirling, President  
Winding Way Community Assn.

Date: \_\_\_\_\_