

**WINDING WAY COMMUNITY ASSOCIATION**  
**Board of Directors Meeting**  
**March 15, 2017**

Location: Brea Civic Center, Cedar Room

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

Absent: None

Guests: Don Riles

The meeting was called to order at 7:10 p.m.

Secretary's Report:

The minutes of the February 15, 2017 meeting, were approved by the Board upon motion made by Daryl Imler and seconded by Darlene Jensen.

Plan Approvals:

2484 Branch – Homeowner submitted a request by email to install a new tile roof of Saxony 600 Shake in Smokey. This request was approved by the Board by email.

2465 Rainbow – Homeowner attended the meeting to request approval for replacement windows by Milgard in Tuscany white vinyl with no grids and to repaint his home as follows:

Stucco and Garage Door – Oyster (DEC748)

Wood Trim – Whole Wheat (DEC6124)

Front and Rear Door – White

Fence Facing Rainbow and Gates – Oyster (DEC748)

This plan was approved upon motion by Terry Ott and seconded by Rob Ulrich.

2579 Foothill – Homeowner sent an Architectural Change Form by email for replacement windows by American Vision in Anlin Mar Vista white vinyl. This plan was approved upon motion by Paul Vernola and seconded by Terry Ott.

375 Grovehill – Paint color for stucco previously approved by Board appears too blue on house. Justin will make contact with homeowner. Board would like to find out what cost would be to repaint house.

### Committee Reports:

#### 1. GREENBELTS

There were no CC&R issues discussed at the meeting. Rob Ulrich will be doing a walk through with Gentry Landscape next month. Daryl Imler will have tree trimming estimate next month also.

#### 2. CC&R's

Issues discussed this month:

- 2564 Branch and 298 Hilltop – Car is parked on grass.
- 262 Hilltop – Pod in driveway.
- 2368 Rainbow – Vehicle covered with tarp, needs traditional car cover.
- 225 Roundtree – Overgrown plants.
- 262 Roundtree – Dead tree on side yard.
- 2356 Rainbow – Front bushes were trimmed, dead in center, need to be removed.
- Lawns need to be mowed: 355 Winding, 271 Winding, 2380 Branch, 2564 Branch, 2565 Branch, 2443 Branch, and 2405 Rainbow.

#### 3. STREETLIGHTS

Daryl Imler sent an email update that street lights reported out were repaired and he did not know of any that were currently out.

#### 4. SPECIAL EVENTS/PUBLIC RELATIONS

Brea Centennial – Parade rescheduled for Saturday, May 20.

Garage Sale – Scheduled for April 22, 7am to noon. Insert included with Bylaw ballots send to all homeowners. Darlene will order additional banner for

event. Flyers will be emailed to homeowners and possibly hand delivered as well.

Love Brea – Scheduled for Saturday, April 29.

Gathering on the Greenbelt – Dates for this event were discussed and narrowed down to June 24, September 9, or September 23 or possibly another date. Having an event for Halloween was discussed.

#### Treasurer's Report:

Financial Reports for February 2017 were reviewed.

There are four accounts with significant delinquent amounts.

#### Old Business

Change to Bylaws – The Bylaw ballot was sent to all homeowners on March 6, for return by April 19. As of the date of the meeting, 29 ballots had been received. The Board agreed on Alan Evans to be the Inspector of Election. Justin will talk to him about covering this position.

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. Dina will provide this spreadsheet to Daryl so he can contact the John MacDowell, the Association's attorney to formulate a counter offer to the city. Daryl was not at the March meeting to provide an update.

#### New Business

Annual Meeting – Paul Vernola, Heather Stirling and Jenna Brummett are up for reelection. Heather declined to run again.

Adjournment: The meeting was adjourned at 8:45 p.m.

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