

WINDING WAY COMMUNITY ASSOCIATION
Board of Directors Meeting
May 17, 2017

Location: Brea Civic Center, Cedar Room

Present: Justin Stirling, President
Paul Vernola, Vice President
Daryl Imler, Board Member (Proxy)
Phil Isenhouer, 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: None

Guests: None

The meeting was called to order at 7:02 p.m.

Secretary's Report:

The minutes of the April 19, 2017 meeting, were approved by the Board upon motion made by Paul Vernola and seconded by Terry Ott.

Plan Approvals:

322 Hilltop Lane – Homeowner submitted a request to replace existing windows with Milgard white vinyl dual-pane windows and to repaint the exterior of the house with Dunn Edwards paint as follows:

Stucco – Sahara

Trim – Swiss Coffee

Front Door – Will remain the same white.

The Board approved this plan upon motion by Paul Vernola, with second by Rob Ulrich.

Plan Approval Discussion. The paint on the stucco at 375 Grovehill that was previously approved by Board appears too blue on house. The Association has received some feedback on the color from other homeowners. Owner painted some of trim Night Club, this color was approved for door and accents. An email was sent to homeowner on May 17, 2017, requesting the trim be painted Tibetan Jasmine as approved.

The Board is requesting that homeowners be asked to attend a Board meeting to submit plan approvals. Homeowners should present actual paint samples for exterior paint approvals. Exceptions to this would be standard window replacement, standard garage door replacement and solar panel installation.

Committee Reports:

1. GREENBELTS

Rob Ulrich gave the following report on the condition of the greenbelts. Rob did a walk through with Richard from Gentry. The planters have a good deal of weeds in them. Gentry explained that they had not been treating with herbicide because the permit was held up, they have one now and will start spraying. 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:

- 2564 Branch – Truck is parked on grass.
- 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.
- 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, 2443 Branch, and 2405 Rainbow.

3. STREETLIGHTS

No streetlights were reported out.

4. SPECIAL EVENTS/PUBLIC RELATIONS

Brea Centennial – Parade rescheduled for Saturday, May 20.

Garage Sale – Held on April 22. There were 26 homeowners that participated.

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

Treasurer's Report:

Financial Reports for April 2017 were reviewed.

There are four accounts with significant delinquent amounts.

Old Business

Change to Bylaws – The Bylaw change has passed. Attorney has been contacted to get guidelines for creating a fine schedule.

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 – Wall has been repaired, just the cap needs to be installed. There was an additional cost of \$481 for the permit from the City. Phil Isenhouer paid for the permit and needs to be reimbursed. The homeowners at 370 Hilltop have been made aware of this. This brings total cost for the wall repair to \$2,881, of which \$1,440 will be billed to homeowners at 370 Hilltop.

New Business

Election of Officers – The following slate of officers were nominated:

President – Justin Stirling

Vice President – Paul Vernola

Sec'y/Treasurer – Terry Ott

Upon motion by Darlene Jensen and second by Rob Ulrich, the above officers were seated.

Winding Way Community Association
Board of Directors Meeting
May 17, 2017
Page 4

Adjournment: The meeting was adjourned at 8:52 p.m.

The next meeting will be held on Wednesday, June 21, 2017, at 7 p.m., in the Cedar Room at the Brea Civic Center.

Attest:

Justin Stirling, President
Winding Way Community Assn.

Date: _____