

**WINDING WAY COMMUNITY ASSOCIATION**  
**Board of Directors Meeting**  
**May 16, 2018**

Location: Brea Civic Center, Cedar Room

Present: Justin Stirling, President  
Paul Vernola, Vice President  
Terry Ott, Secretary/Treasurer  
Phil Isenhouer, Board Member  
Jenna Brummett, Board Member (Proxy)  
Dina Gillanders, Assn. Mgr. & Recording Secy.

Absent: Darlene Jensen, Board Member

Guests: Victoria Daley

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

Secretary's Report:

Minutes for the month of April were not approved because the Board did not have quorum by attendance.

Plan Approvals:

321 Hilltop Lane – A plan approval was submitted via email for painting the exterior of the house. Colors submitted were from the approved Dunn Edwards paint palette. Stucco: Bone White; Trim & Fascia: Bison Beige; Front Door and Garage Door: White. This plan was approved by email.

Committee Reports:

1. GREENBELTS

Superior Tree still has not completed the work they promised several times to come out and take care of. This includes repair to one of the new fence posts at the end of Stony and removal of a Eucalyptus tree from the west end of the greenbelt. The amount of \$850 was withheld pending repairs and tree removal. Board decided to stop pursuing Superior and get estimates for the removal of the Eucalyptus from Gentry. Dina will discuss with Richard during walk through.

Gentry provided a schematic of the trees in the Association and an optimal tree trimming schedule. Dina will be doing a walk through with Gentry to

determine which trees need to be trimmed this year and work towards getting a regular trimming rotation in place.

Richard at Gentry reported that they have killed the ground cover at the end of Roundtree and at the bench in the center greenbelt. These areas had to be cleared of weeds before new plantings can be done.

2. CC&R's

The Board approved 15 Dunn Edwards exterior paint color schemes upon motion by Paul Vernola with second by Rob Ulrich. Approval of these color schemes does not constitute a pre-approval. Homeowner will still need to submit an Architectural Change Form for approval. Dina will draft a form solely for paint approval that homeowners will be able to use.

3. STREETLIGHTS

Streetlight at 322 Hilltop was reported out. Frank at the city was notified light was out on May 15.

Walkway light behind 274 Hilltop is out. Dina will get estimate for repair of walkway lights.

4. SPECIAL EVENTS/PUBLIC RELATIONS

No report was submitted.

Treasurer's Report:

Financial Reports for the month of April 2018 were reviewed.

Old Business

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 – The driver responsible for damaging the fence has not reimbursed the Association. The insurance company was contacted, the Association carries only liability insurance. Paul Vernola will try to find out who the lawyer is for the driver.

### New Business

Board Members – The Board would like an amendment to the Bylaws be drawn up to reduce the number of Board member from nine to seven due to the issue of finding people to serve on the Board. The attorney will provide an estimate as to how much it would cost to draw up this change to the Bylaws.

Adjournment: The meeting was adjourned at 7:45 p.m.

The next meeting will be held on Wednesday, June 20, 2018, at 7 p.m., in the Cedar Room at the Brea Civic Center.

Attest:

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Justin Stirling, President  
Winding Way Community Assn.

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