

**WINDING WAY COMMUNITY ASSOCIATION**  
**Board of Directors Meeting**  
**June 19, 2019**

**NOTICE OF MEETING**

Upon due notice given and received, a Regular Session Meeting of the Board of Directors was held on February 24, 2018 at 10:00 a.m. at the Community Pool.

**ATTENDANCE:**

**Directors Present:**

Justin Stirling, President  
Paul Vernola, Vice President  
Terry Ott, Secretary/Treasurer  
phil Isenhouer, Board Member  
Jenna Brummett, Board Member  
Bill Tolmasoff, Board Member

**Others Present:**

Patricia Rosia, CMCA, AMS, CM      Premiere Management Group

A quorum was present and Board President Justin Stirling, called the meeting to order at 7:02 pm.

**EXECUTIVE SESSION DISCLOSURE**

The Board of Directors met in Executive Session on February 19, 2020 to approve meeting minutes as well as discussed delinquencies, legal matters, hearings and contract matters as permitted by California Civil Code.

**APPROVAL OF THE MINUTES:**

A MOTION WAS DULY MADE, SECONDED AND UNANIMOUSLY CARRIED to approve the minutes with several corrections from the October 28, 2017.

HOMEOWNER FORUM - None

**MANAGEMENT FINANCIAL REPORT REVIEWED AND ACCEPTED**

**Financial Status of the Association**

A MOTION WAS DULY MADE, SECONDED AND CARRIED UNANIMOUSLY to approve the following: October, November and December 2017. January 2018, subject to Audit. Management will send the Board an update on the CD's.

**Committee Reports**

**Architectural Committee No Report**

**Social Committee Report.**

Report on the Yard Sale that is scheduled for April 2018

**CONSENT AGENDA:** A MOTION WAS DULY MADE, SECONDED AND UNANIMOUSLY CARRIED to approve the purchase of the Exercise Equipment from Greenfield Fitness at a cost of \$15,000.00. The

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outdoor fitness equipment will be placed in the old Tot Lot area. It will consist of the following: i.e., AB Toner, Hip Twist, 2-person Cross Country Ski equipment, etc.

**NEW BUSINESS**

**CONCRETE BID** – A MOTION WAS MADE, SECONDED AND CARRIED UNANIMOUSLY to approve Pacific Western Construction to install concrete in the turtle grass play area for the new exercise equipment. This will also include removing the existing sod and grading the area. The cost is \$10,433.25.

**FOB PROPOSAL - DISTRIBUTION FORMAT** – After review of 2 bids, SST for \$ 15,421.00 and Hills Brothers for \$13,215.00, A MOTION WAS MADE, SECONDED AND CARRIED, to approve Hills Brothers Lock for the installation of the new Fob system and the pool gates and to order 2 Fobs per address. The total cost is \$13,214.00. This includes all of the new hardware for 3 gates. Once the date for the new Fob Distribution is set, fobs will be distributed for several weeks by management. Once this is completed, we will activate the system for the gates at the pool to be used with a Fob.

**ASSOCIATIONS PROPERTY-** The Board of Directors has discussed the possibility of purchasing a home within the development as a designated management office. This is a long-term investment and the Board will continue to research this.

**NEXT MEETING**

The next scheduled Board of Directors meeting TBD.

**ADJOURN**

There being no further business to come before the Board at this time, A MOTION WAS DULY MADE, SECONDED AND UNANIMOUSLY CARRIED to adjourn the meeting at 11:12 A.M.

**Prepared by:**

Patricia Rosia, CMCA, AMS, CM, CACM  
Premiere Management Group, LLC.

Approved June 30, 2018

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

Phil Isenhouer brought up the issue of the raised concrete by the bench in the open area at the east end of the center greenbelt. Phil obtained an estimate of \$450. Dina will see if Richard can recommend another concrete grinding vendor to get a second estimate.

**Old Business**

Lambert Tree Maintenance – The Board decided to accept the offer the city made to maintain the trees along Lambert Road as outlined in the letter dated December 1, 2016. This was approved upon motion by Terry Ott and seconded by Paul Vernola. The Association's attorney provided an update that they have heard back from the City of Brea's attorney and they are working on the documents.

**New Business**

There was no new business discussed.

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Adjournment: The meeting was adjourned to the Executive Session at 7:55 pm.

The next meeting will be held on Wednesday, July 17, at 7 p.m., in the Cedar Room at the Brea Civic Center.

Attest:

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

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