

WINDING WAY COMMUNITY ASSOCIATION

BOARD OF DIRECTOR MEETING MINUTE

SEPTEMBER 18, 2019

NOTICE OF MEETING

Upon due notice given and received, the Regular Session Meeting of the Board of Directors was held on September 18, 2019 at 7:00 p.m. at the City of Brea Community Conference Room.

ATTENDANCE

DIRECTORS PRESENT

PRESIDENT	Justin Stirling
Vice President	Paul Vernola
Secretary / Treasurer	Terry Ott
Director	Bill Tolmasoff

ABSENT DIRECTORS Jenna Brummett
Phil Isenhouer

OTHERS PRESENT Premiere Management Group, LLC, Yvonne Avila, Community Manager

MEETING CALLED TO ORDER

The Board meeting was called to order at 6:59 p.m. by President, Justin Stirling.

HOMEOWNERS OPEN FORUM

No homeowners were present.

EXECUTIVE SESSION DISCLOSURE

The Board of Directors met in Executive Session on September 18, 2019 to approve meeting minutes, discuss delinquencies, legal matters and contracted items per California Civil Code.

SECRETARY REPORT

APPROVAL OF MINUTES

A motion was made, seconded and unanimously carried to approve the August 21, 2019 Regular Meeting Minutes as presented.

TREASURER REPORT

Management informed the Board that documents from the previous management company were just picked up on Tuesday. Financials will be available as soon as the accounting department obtains financial information from the previous management company to prepare the financials for October.

2020 PROPOSED BUDGET

A motion was made, seconded and unanimously carried to approve the 2020 Proposed Budget with the 10% increase. The dues will increase to \$58.30.

AUDIT /TAX RETURNS – FYE 12/31

A motion was made, seconded and unanimously carried to approve the proposal submitted by Anthony Arne, CPA for \$900.00.

COMMITTEES

The Board stated that they would like to continue with committees as follows:

Architectural Committee- will be handled case by case.

Landscape Committee- Phil will be taking the lead on trees and any landscape issues. The Board requested to schedule a landscape inspection with Gentry Landscape, Phil and any other person that would like to attend.

Financial Committee- The Board of Directors will be reviewing the financials.

UNFINISHED BUSINESS/UPDATE ON ONGOING PROJECTS (ACTION TO BE TAKEN)

INSPECTION- Management to email the Board to when the next property inspection and landscape walk will be scheduled.

TREE TRIMMING- Management will obtain bids for tree trimming to review. Bill will obtain another bid for review.

MEETING LOCATIONS/CHANGES- management informed the Board that the next two (2) meetings can be held in the large conference room, Room A. No December meetings. Should the Board like the location of the next meeting, then it will be discussed if meetings should be held in the Conference Room A for the 2020 year.

RESERVE STUDY- Updating the Report

A proposal from Reserve Data Analysis, California LLC was presented to the Board to review. To fee for a reserve analysis is \$1,295. The Board requested to obtain another proposal to review prior to approving the 2020 budget showing an amount of \$700.00. This will need to be changed once the Board decides on a reserve study bid.

STREETS-Contact the City of Brea to inquire when the trees are scheduled to be trimmed on Lambert Street.

PAINT COLORS -Management was requested to look for the paint schemes for reference.

OLD BUSINESS- Pending- 2347 Lambert- post is broken and has marks of weed whacking. Landscapers will inspect and report back to management with a photo of this report.

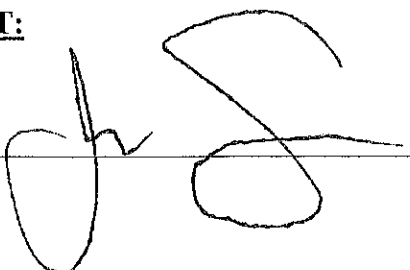
NEXT MEETING

The next meeting will be held at the City of Brea Conference Room A on Wednesday, October 16, 2019 at 7:00 p.m.

ADJOURNMENT

There being no further business to come before the Board of Directors at this time, a motion was made, seconded and unanimously carried to adjourn the meeting at 8:33 p.m.

ATTEST:



9/18/19
