

The Windings of Ferson Creek – Homeowners Association
Approved minutes of the April 14,2008 Board Meeting

Members Present: Bill Miller, Bruce Safbom, Denise Murphy, Douglas Dirks, Susan Nelson, Pat Johnson, Greg Jaxon and Paula Jauch (via telecommunication). Absent: Pat Greenberg. Mrs. Greenberg gave her proxy vote on two issues to Bill Miller.

Homeowner’s Comments: One homeowner, Amanda Stiberth, was present and asked that her comments be heard during the committee report portion of the meeting. (See the pool report).

1. Meeting called to order by President, Bill Miller, at 7:50 PM.

2. Review and approval of March 10, 2008 Meeting Minutes

A motion was made and seconded to approve the March 10, 2008 minutes. The motion was carried by a vote of 8 in favor, 0 against and 0 abstaining.

3. Treasurer’s Report:

St. Charles Checking/Savings	\$1,009.67
St. Charles Capital/Restricted	\$26,500.00
St. Charles Money Market/Unrestricted	\$127,545.16
Total St. Charles Money Market	\$154,045.16
Total St. Charles Checking/Savings	\$155,054.83

A motion was made to approve the treasurer’s report. The motion was seconded and carried by a vote of 8 for, 0 against and 0 abstaining. Mrs. Jauch noted, that to date, there are 33 unpaid assessments.

4. Committee Reports:

Covenants:

Mrs. Greenberg e-mailed a covenant summary to each Board Member showing covenant violations and how they have been addressed. Mr. Miller led a discussion of the Covenant Committee summary of the new Kane County Ordinance on Nuisances and Property Maintenance which will become effective on May 1, 2008. A motion was made to accept the Ordinance summary and to distribute it in the April Newsletter. The motion was seconded and passed by a vote of 9 in favor, 0 against and 0 abstaining.

Landscape and Maintenance:

Mr. Safbom reported that Tru Green will make the first weed control and fertilizer application in May and that Bio Chem has treated the pond. The

pond aeration system is working well and clearing the water. Mr. Safbom has also added more Bentonite to the pond in an effort to seal the leaks. May 18th has been designated Clean Up Day in the Windings. Mr. Safbom has hauled the displaced picnic tables up the hill and will chain them to the deck. Posts and rails will be purchased to repair some of the split rail fences in the neighborhood.

Mr. Miller summarized a recent solicitation that Pat Greenberg made for a contractor to plant flowers and care for the many flower beds in the Windings. A motion was made and seconded to award the planting and maintenance contract for the entrance flower beds to Rubio Landscaping. The contract in, the amount of \$2,300.00, is for this growing season. The motion passed by a vote of 9 for, 0 against and 0 abstaining.

Security and Safety

Mr. Jaxon had no report.

Pool

Mrs. Murphy has noted that repair is needed to bring a handrail at the east end of the pool up to code. It is expected to cost about \$200.00. Swim lessons will be offered mid June. A second session will be added if there is enough interest. Painting of the deck and rails will, hopefully, be done by volunteers on Clean Up Day. The area will be power washed by Mr. Miller and Mr. Safbom several days in advance.

Amanda Stiberth joined the group at this point for a discussion about raising the age of un-accompanied children at the pool from 9 to 10. The feeling is that older children engaging in horseplay can sometimes put younger children at risk and that children under 10 would be better served by having a adult there to look after them. After some discussion there were a majority of Board Members who feel that this change in age is within the authority of the Pool Committee. Mrs. Murphy will devise a plan to gather emergency information (age, phone, address etc.) for the children who use the pool. This information will be kept on file at the pool. Following this discussion Mrs. Stiberth left the meeting.

Clubhouse

The clubhouse has been used for four events so far this month. A motion to have the clubhouse cleaned twice a month was made, seconded and carried by a vote of 8 for, 0 against and 0 abstaining. The exterior of the clubhouse is in need of cleaning and will be power washed by volunteers. The clubhouse entrance renovation will get underway on April 17 and should be finished in approximately two weeks.

Social

The Easter egg hunt was a big success in spite of the cold weather. About fifty children took part. Upcoming events will include the Windings Garage Sales on June 6-7, a Ping Pong social on June 7, and the Fishing Derby on June 22. The pond will not be stocked this year. A sign up sheet will be available at the July 4th picnic for those interested in volunteering for the Neighborhood Watch program. Mrs. Murphy will purchase three 2' x 4' tables to be used as support for a ping pong table top that is going un-used.

Architectural

Mr. Johnson has provided information to two residents interested in converting screened porches into three season rooms. He has also given a copy of our covenants to a contractor who is looking to bid on work for a resident. Mr. Johnson also gave permission for two residents to cut down small dying trees. Mr. Jaxson will set up the architectural forms for downloading from the web site. This will allow for more efficiency in the architectural approval process.

Publicity

Mr. Jaxson had no report. He is, however, looking into several projects.

Environmental

Mr. Dirks and Mrs. Greenberg met with Valley Landscaping and Sav-A-Tree to make sure that the landscaping operation at the clubhouse would not damage the surrounding Oak trees. A work schedule has been set up for the May 18th Clean Up Day. Some restoration work needs to be done to the wooded area east of the pool. Mr. Dirks will look into the possibility of volunteer organizations doing some of the work. A Land Preservation Specialist from the Conservation Foundation will present "Conservation @ Home" program at the clubhouse on Wednesday evening, May 21st. A motion was made and seconded for Mr. Dirks to renew our contract with Clark's mosquito spraying service. The contract is not to exceed \$7,800.00. The motion was carried by a vote of 8 in favor, 0 against and 0 abstaining.

5. Other Business

2008 Goals

Two major goals are very close to completion, the surveillance system and the clubhouse landscaping are both proceeding nicely.

Nearby Property Development

There is no new information on this front.

Infrastructure

Clubhouse hardscape make over on schedule to be finished this month. Plantings will be done as finances permit.

6. Newsletter Items:

This will be a very important issue of the newsletter with a lot of information for Winding's residents.

7. Adjournment:

A motion to adjourn was made, seconded and carried by a vote of 8 in favor, 0 against and 0 abstaining. Adjournment was at 9:35 PM.