

**The Windings of Ferson Creek – Homeowner’s Association
Minutes of the August 14, 2006 Board of Directors Meeting**

Attorney Comments: Mr. Hoskins attended the meeting to discuss past due assessments and a lien against a home that has been sold. He also talked about the cease and desist letter sent to a homeowner regarding storage of canoes on the homeowners property.

Mr. Hoskins and Mr. Miller will meet at a later date to discuss options for EAB eradication expenses.

Homeowners Comments: Four homeowners attended the meeting. Two were present as observers only and two had issues to discuss with the Board. The first issue was the EAB and how best to deal with affected trees. The second had to do with several cars being entered and items stolen from each. This occurred during a family gathering at a home on Ravine Drive. This incident was reported to the police and is being investigated.

Meeting of the Windings Board of Directors called to order at 8:20 PM.

Present: Bill Miller, Pat Greenberg, Butch Safbom, Susan Nelson, Red Engel, Paula Jauch and Red Engel. Absent: Greg Mittman and Douglas Dirks

Review and approval of July 10, 2006 Meeting Minutes: A motion was made and seconded to approve the minutes. The motion was carried by a vote of 6 votes for, 0 against and 0 abstaining.

Treasurers Report: The following was reported by Mrs. Jauch: Checking balance \$10,062.87, savings balance \$76,875.90, capital restricted use \$26,500.00 un-deposited funds \$50.00. Total assets \$113,478.77.

The Board discussed Mrs. Jauch’s suggestion that the fee charged for processing home sales closing documents be raised from \$50.00 to \$100.00. The motion was made, seconded and passed by a vote of 7 for, 0 against and 0 abstaining.

Committee Reports:

Covenants: Mrs. Greenberg reported no new covenant violations this month.

Landscape and Maintenance: Mr. Safbom had the pond treated for algae on July 27th and a leak was discovered in the creek bank. He is working with the pond management company to find a solution to this problem. The lights around the pool, clubhouse and parking lot have been repaired and are in good working order. Signage for the Ravine and Cranberry entrances is being considered and Mr. Safbom is trying to determine who is responsible for the electric cable fault at the Arboretum entrance. A surveyor will be hired to confirm the boundaries of the ravine next to a resident’s home.

Security and Safety: Mr. Mittman e-mailed his report to the Board. He is waiting for the Mother's Club to get back to him about the Neighborhood Watch program and for the Township to advise him about placement of the "Children Playing signs". The camera and motion lights will be purchased as soon as time permits.

Pool: SPMS Pool Guards will be making several small repairs (new bolts on the diving board, small oil leak in the pump house etc.) to the pool to satisfy the requirements of the State Health Inspector. The pool water has been cloudy on several occasions recently but was quickly cleared with the application of liquid chlorine.

Clubhouse: Mr. Mittman has arranged for the air conditioning unit to be repaired and for the furnace to be serviced. Mr. Safbom has agreed to make repairs to the stairway in front of the clubhouse as well as the wall area where the pay phone was removed. The damaged siding on the east side of the clubhouse has been replaced. A motion was made to go ahead with needed plumbing repairs to 4 showers. The motion was seconded and passed by a vote of 7 for, 0 against and 0 abstaining.

Social: There are five more social events planned for this year. On September 3rd Music under the Stars, on September 9th the Men's Golf Outing and on October 1st. the Huff 'n Puffer. Dates have not been set for the Table Tennis Social in November or for the Santa Claus Party in December.

Architectural: Mr. Johnson had just one question regarding architectural matters in the past month. He is continuing to look for an appropriate site within our common grounds for swings.

Publicity: Mrs. Jauch had nothing new to report on the web site. She will be in contact with the webmaster to check on the progress of the "push out" feature.

Audit: The 2005 audit of the Windings books will begin on August 17th. Results and recommendations will be available at the September Board Meeting.

Environmental: Mr. Dirks e-mailed his report. He is scheduling a tree walk with Edith Makra of Morton Arboretum which will take place on a Saturday morning in the very near future. He is also speaking with Ms. Makra about a formal monitoring program for our tree resources.

New Neighbor Welcoming: Since the inception of the program Mrs. Nelson has distributed information on our neighborhood to 12 new families. This will be an on going program and seems to be appreciated by newcomers.

Other Business:

Goal Monitoring: Mr. Miller pointed out that while progress is good there are several areas that need more concentrated effort. These issues were addressed at the Board Meeting .

Nearby Property Development: No further progress has been made on any of the four properties adjacent to the Windings.

Emerald Ash Borer: Mr. Miller pointed out the need for all residents of the Windings to send letters to our elected government representatives asking for funding assistance with this problem.

Vacant lots on Hidden Springs: If the vacant lots on Hidden Springs Drive are sold and developed, the ensuing water problem could be significant. Letters objecting to the development of these lots should be directed to Mr. Kenneth Anderson, Project Manager for Kane County Environmental Management.

Newsletter Items: Char Miller will resign her position as Newsletter Editor at the end of this year. If the Newsletter is going to continue we will need a volunteer to step up and fill this position.

Adjournment: A motion to adjourn was made, seconded and carried by a vote of 7-0-0. Adjournment was at 9:42 PM.