

**The Windings of Ferson Creek – Homeowners Association  
approved minutes of the December 8, 2008 Board Meeting**

Members Present: Bill Miller, Greg Jaxon, Doug Dirks, Pat Greenberg, Pat Johnson and Susan Nelson. Absent: Paula Jauch, Butch Safbom and Denise Murphy

**Homeowner’s Comments:** No homeowners were present. Bill Miller used this time to discuss the possible sale of the estate at Arboretum and Jens Jensen. The potential owners would like to open a B&B. Mr. Miller asked that they prepare a proposal and present it to the Board. Mr. Hoskins will be asked to render an opinion on whether a B&B would be permitted under our Covenants.

- 1. Meeting called to order by President, Bill Miller at 7:45 PM.**
- 2. Review and Approval of November 10, 2008 Board Meeting Minutes.**

A motion to approve the minutes was made, seconded and carried by a vote of 6 in favor, 0 against and 0 abstaining.

The Secretary gave a status report for the Ballots for Board of Director Election. The materials are at the printer and will be mailed out the week of December 7, 2008.

**3. Treasurer’s Report:**

St. Charles Checking	\$264.72
St. Charles Capital Restricted	\$26,500.00
St. Charles Money Market unrestricted	\$36,724.36
Total St. Charles Money Market	\$53,224.36
Total Checking/Savings	\$53,489.08

A motion to approve the Treasurer’s report was made, seconded and carried by a vote of 6 for, 0 against and 0 abstaining.

A motion to approve the 2009 WHOA Budget submitted by Mrs. Jauch was made, seconded and carried by a vote of 6 for, 0 against and 0 abstaining. This 2009 WHOA Budget will be published in the January Newsletter.

**4. Committee Reports:**

**Covenants:**

Mrs. Greenberg reported very little activity. A commercial vehicle was removed from a driveway on Arboretum and a resident questioned Mrs. Greenberg about any restrictions against renting his home for a year.

The Covenant Committee will convene in early January to recommend to the Board covenant changes based upon the neighborhood survey. With Board approval the changes will be passed along to our attorney in preparation for a ballot to the community.

**Landscape and Maintenance:**

Mr. Safbom, who is recovering from surgery, did not attend the meeting and had no report.

**Security and Safety:**

Mr. Jaxon looked into signs for some areas of our roads where attention needs be drawn to driving with care. Mr. Miller reminded us that the roads and shoulders are the property of the township and that signage is their domain. Any new signage must be coordinated with Sam Gallucci.

**Pool:**

Due to an injury, Mrs. Murphy was unable to attend the meeting. She e-mailed her report. She has evaluated competitive bids for Pool Management and will make a recommendation to the Board in early 2009. Mr. Miller will review the contract proposal with Mrs. Murphy sometime after the first of the year.

**Clubhouse:**

Mr. Safbom has turned over his clubhouse chairmanship to Mr. Miller during his recuperation. So far, only one rental for December. Mrs. Greenberg will look into an appropriate way to recognize those who contributed to the success of the beautiful clubhouse front yard renovation.

**Social:**

The November 29<sup>th</sup> Ping Pong social was well attended. The Bouagnon family took first place in each division. The next Ping Pong social will be held in February. Santa's visit to the Windings was a big hit. About 40 children attended. Thanks to Meg Bingham and Kathy Windsor for organizing this event. Thanks also to Bill Miller for his convincing performance.

**Architectural:**

Mr. Johnson had nothing new to report on the Architectural Review front. Because this was Pat's last meeting he brought his files for storage in the Clubhouse files. Pat was a bright spot on the Board and will be sorely missed.

**Publicity:**

Mr. Jaxon will be contacting our web mistress about an input form to list Windings homes for sale on the private side of our web site. Mr. Jaxon will also contact our resident videographer about making digital recordings of our community and planned events for use on our website.

**Environmental:**

Mr. Dirks reported that work on the Ferson Creek erosion control project began on December 5<sup>th</sup>. The Kane-DuPage Soil and Water Conservation District has indicated that they would be willing to work with us on additional projects. Our share of the cost of this project was estimated and approved at \$5,000.00. Our actual share will be \$3,900.00. Mr. Dirks also represented the Windings at a meeting of the Kane County Homeowners Associations hosted by The Conservation Foundation. The purpose is to provide information on good land management practices for landowners in the Ferson Creek-Otter Creek watershed. Mr. Dirks also represented the Windings at an advisory board that will advise The Morton Arboretum on how to provide natural resource information and support to HOA's.

## **5. Other Business**

### **A. 2008 Goals**

Many 2008 goals have been completed. The latest goal completion is the creek erosion program. Some of the remaining goals have been deferred due to budgetary constraints.

### **B. Nearby Property Development**

Economic conditions have stopped property development in this area.

## **6. Adjournment**

A motion to adjourn was made, seconded and carried by a vote of 6 for, 0 against and 0 abstaining. Adjournment was at 8:40 PM.

Susan Nelson, Secretary  
December 31, 2008