

**The Windings of Ferson Creek Homeowner's Association
approved minutes of the December 14, 2009 Board Meeting.**

Members Present: Bill Miller, Doug Dirks, Brock Miele, Greg Jaxon, Denise Murphy, Butch Saffbom, and Susan Nelson. Absent: Paula Jauch and Pat Greenberg. Susan Nelson was given Mrs. Greenberg's proxy.

Homeowner's Comments: Two homeowners attended the meeting, Patrick Windsor as a potential Board candidate and Denny Hayes as an observer interested in volunteering. At this time the 2009 Board Plan progress report posted in the December Newsletter was discussed.

1. Meeting was called to order by President Bill Miller at 7:48 PM.

2. **Review and Approval of the November 9, 2009 Board Meeting Minutes.**

A motion to approve the November 9, 2009 Board Meeting Minutes was made, seconded and carried by a vote of 8 for, 0 against and 0 abstaining. A second motion was made to approve the minutes of the November 14, 2009 planning meeting. This motion was also seconded and carried by a vote of 8 for, 0 against and 0 abstaining.

3. **Treasurer's Report:**

St. Charles Checking	\$717.26
St. Charles Capital/Restricted	\$26,500.00
St. Charles Money Market/Unrestricted	\$47,270.80
Total St. Charles Money Market	\$73,770.80
Total Checking/Savings	\$74,488.06

A motion to approve the Treasurer's Report was made, seconded and carried by a vote of 8 for, 0 against and 0 abstaining.

4. **Committee Reports:**

Covenants:

Mrs. Greenberg reported via e mail that second letters along with covenant change ballots were sent out in late November. To date approximately 60 ballots have been returned with 60 to 70 still outstanding. The returned votes have not been counted pending the return of more ballots.

Landscape and Maintenance:

Mr. Saffbom reports that the fences along Empire Road have been repaired and the ravine on Hidden Springs dug out and cleared of debris. New wiring and circuit breakers have been installed at the entrance. The entrance and flag are now properly lighted. This repair was made and the associated cost (\$723.97) was approved so that the work could be done prior to the ground freezing. Mr. Saffbom also cleaned the mildew of the entrance sign and hung holiday lights and a wreath.

A motion to renew the contract with Tru Green was made, seconded and carried by a vote of 8 for, 0 against and 0 abstaining. The contract calls for treatment to be made twice a year in May and September. We will take advantage of an early payment 10% discount by paying \$2,039.34 in January 2010. A motion to approve this expenditure was made, seconded and carried by a vote of 8

for, 0 against and 0 abstaining. The Bio Chem contract will also be renewed. The pond algae treatment applications will be made on an “as needed” basis to be determined by the Landscape and Maintenance chairperson. Each application will be at a cost of \$399.00. A motion to approve this contract was made, seconded and carried by a vote of 8 for, 0 against and 0 abstaining.

Mr. Safbom will have knee surgery on December 15th. Brock Miele will assume Mr. Safbom’s responsibilities until his term runs out.

Security and Safety:

Mr. Jaxon reports that the Township plowing and salting are being done promptly this winter. In keeping with his efforts to streamline the security of the neighborhood, Mr. Jaxon has come up with a demographic survey he would like to include with the January assessment bill. The information offered on the survey would allow for security issues to be shared via e mail to residents in a very timely manner.

Pool:

Mrs. Murphy has forwarded the pool budget to Mrs. Jauch. Two items, Clubhouse power washing and painting of the heating stacks at the west end of the building have been transferred to the Clubhouse budget.

Clubhouse:

Three estimates were obtained for the repair of the Clubhouse roof. Advance Roofing of Geneva was awarded the contract based on price and services. The repair will run \$1000.00 and be made as soon as weather permits. So far the leak in the roof has cost \$300.00 for emergency repair and \$731.00 for mold remediation.

On one of the trips made to the clubhouse to meet with roofers Mrs. Nelson found the front door standing open. There are many unaccounted for keys out there. Mrs. Nelson will meet with a locksmith to determine the cost of re-keying the current locks or replacing with new locks.

Social:

Because of the work going on in the clubhouse the Santa party had to be re-located. Unfortunately this resulted in a lighter than usual turn out.

Architectural:

Mr. Miele reported only one inquiry this past month from a resident interested in remodeling.

Publicity:

Mr. Jaxon is looking into moving our web services in house as part of possibly adding internet and phone service to the clubhouse.

Environmental:

Mr. Dirks presented each Board Member with a list of 14 proposed projects for 2010 and beyond. Most of these projects would be handled with volunteers and budgeted funds. Some, however, would require funding from state or county organizations.

5. Other Business:

A. 2009 Goals

The accomplishment of goals will be covered in the January Newsletter.

B. Nearby Property Development

Nothing new to report.

C. Budget

The infrastructure portion of the budget was increased from \$10,000.00 to \$15,000.00 (recent years level) in the revised budget by reducing expenses in other areas. With these changes made, the 2010 budget was approved by a vote of 8 for, 0 against and 0 abstaining. This budget will be published in the January Newsletter.

6. Adjournment:

A motion to adjourn was made, seconded and carried by a vote of 8 for, 0 against and 0 abstaining. Adjournment was at 9:25 PM.