

**The Windings of Ferson Creek – Homeowner’s Association**  
**Approved minutes of the December 13, 2010 Board Meeting**

Members Present: Patrick Windsor, Pat Greenberg, Bill Ahlers, Ann Hastert, Doug Dirks, Brock Miele, Greg Jaxon and Susan Nelson. Absent: Paula Jauch

Homeowners Comments: No homeowners attended this meeting.

1. Meeting called to order by President Patrick Windsor at 7:45 PM.
2. **Review and approval of the November 8, 2010 Board Meeting Minutes.**  
A motion to approve the November 8, 2010 minutes was made, seconded and carried by a vote of 7 for, 0 against and 2 abstaining.

3. **Treasurer’s Report:**

Checking and Savings	\$945.62
St. Charles Capital/Restricted	\$26,500.00
St. Charles Money Market/Unrestricted	\$51,442.72
Total St. Charles Money Market	\$71,594.72
Total Checking/Savings	\$78,888.34

A motion to approve the Treasurer’s report was made, seconded and carried by a vote of 8 for, 0 against and 1 abstaining. A draft budget was introduced for the Board to study prior to the January 10<sup>th</sup> meeting. The final payment for the retaining wall will be made in December.

4. **Committee Reports:**

**Covenants:**

Mrs. Greenberg reported that the Covenant Change Ballot closing date has been extended until the last day of January. A Newsletter article advised residents of this change. Non voters will receive a new ballot and a request to cast their ballot. The vote will be counted at the end of January and the ballot officially closed.

**Landscape and Maintenance:**

Mr. Ahlers reported that the repairs to the split rail fence on Empire road have been completed.

**Security and Safety:**

Mr. Windsor reported that the police were called when residents complained about a group of teenagers who were acting suspiciously. The police responded and found nothing amiss.

**Clubhouse:**

Mrs. Nelson reported the club was used twice in December, once for a private party and once for Santa’s visit. The motion detector light on the front of the building has been replaced and the front steps are now fully lighted. The flat roofs and gutter have been cleared of leaves. The addition of the

gutter on the pool side of the building seems to have stopped the leaking we were experiencing in the basement.

**Social:**

Mrs. Hastert had no report this month. There was however a discussion about the responsibilities of those using the clubhouse and grounds.

**Architectural:**

Mr. Miele called on a resident who is in the process of adding a deck to his house. Mr. Miele requested that a building permit be obtained before construction resumes.

**Publicity:**

Mr. Jaxon will be talking to Sue Grady, our web mistress, and others about updating our website. He also noted that our Facebook page has 95 friends and the Alerts List has 120 subscribers.

**Environmental:**

Mr. Dirks reported that a representative of the Kane DuPage Soil and Water Conservation District visited the Ferson Creek Stream Bank Restoration Project that was begun in 2008 and suggested that the project needs to be completed or we will likely lose the benefits of the work done so far. The total cost to finish the project will be \$15,330.00 of which \$10,125.00 will be paid by SWCD. Our portion will be \$5,205.00 and was approved by a vote of 9 for, 0 against and 0 abstaining. The project will most likely get under way late in January.

**5. Other Business:**

- A. Nearby Property Development
- B. Infrastructure
- C. 2011 Budget.

The January meeting will begin at 6:00 PM to allow time for budget discussion.

**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.