

**The Windings of Ferson Creek – Homeowner’s Association
Approved minutes of the December 12, 2011 Board Meeting.**

Members Present: Patrick Windsor, Brock Miele, Greg Jaxon, Bill Ahlers, Ann Hastert, Mark Powell, Doug Dirks and Susan Nelson.

Homeowner’s Comments: Rebecca Bramer and Jan Buckley attended the meeting as representatives of the Women of the Windings. They discussed the social functions WOW had organized and a Christmas party to be held at a member’s home. They also questioned why there are so many clubhouse keys in circulation. Mrs. Nelson explained that the current set of keys have been in use for many years and that plans for changing the locks had been put on hold because of budget constraints. They also advised of a cut off date for becoming a WOW member.

1. Meeting called to order by President Patrick Windsor at 7:35 PM.

2. Review and approval of November 14, 2011 Board Meeting Minutes.

The minutes were approved as amended by a vote of 8 for, 0 against and 0 abstaining. The amendment was to the Treasurer’s Report and changed the wording “The Board went over budgets submitted by each chairperson” to “The Board carefully examined budgets submitted by each chairperson”.

3. Treasurer’s Report:

St. Charles Checking	836.33
St. Charles Capital Restricted	26,500.00
St. Charles Capital Unrestricted	40,028.81
Total St. Charles Money Market	72,528.81
Total Checking/Savings	73,365.14

Mr. Jaxon reported that there are nine homes MLS listed for sale in the Windings. Additionally there are two or three being sold by owner. Mr. Jaxon suggested that the \$10,000.00 expense for new decking around the pool be moved to “fixed assets”. The Board approved this by voting 8 in favor, 0 against and 0 abstaining. He also feels that it is important to increase the \$26,500.00 restricted capital to cover unexpected major expenses to our aging infrastructure and fixed assets i.e. the pool, clubhouse and tennis courts. A motion to leave this decision to the new Board was made, seconded and carried by a vote of 8 for, 0 against and 0 abstaining. The new Board will be in place at the January 9, 2012 Meeting.

4. Committee Reports:

Covenants:

Mrs. Hastert had three complaints from a resident this month. One of the issues was handled neighbor to neighbor. The other two complaints were addressed by Mrs. Hastert sending letters to the residents in question. In both cases there is extensive remodeling going on and it would seem the problems are temporary.

Mrs. Hastert also communicated with a family who has been storing an RV in their driveway. They have agreed to find off site storage.

Landscape and Maintenance:

Mr. Ahlers called attention to the fact that the sign at the Cranberry entrance has been damaged and is something of an eyesore. It was agreed that the sign will be removed and either repaired or replaced. The fence along Empire road is in need of repair. A solution to this on-going problem will be discussed at future meetings. Mr. Ahlers has spoken with the lawn care provider and pointed out a couple of areas needing more attention. The contractor agreed and his contract was renewed for two years at no increase in cost. A snow plowing contract for the parking lot, also for two years, has been signed. The lot will be plowed whenever there is a snow fall of 2" or greater. Mr. Ahlers also replaced a lighting fixture on Arboretum and had wires in a circuit box replaced due to damage from mice nesting in the box.

Security and Safety:

No report.

Pool:

The contract with the pool management company signed in 2011 will extend through 2012 with no increase.

Clubhouse:

Mrs. Nelson reported that other than the Santa party on December 11 there was no clubhouse activity.

Social:

No report.

Architectural:

No activity to report.

Environmental:

Mr. Dirks met with the owner of Active Excavating and Wrecking in Elburn to get an estimate for the repair of a culvert east of the Utilities building. The area was inspected and a formal proposal will be made. Mr. Dirks will be leaving the Board in January and reminded each of us how important it is that the relationship with The Water Resources Division of the Kane County Development and Resource Management Department and the Kane-Du-Page Soil and Water Conservation District be maintained. Both agencies have been very helpful in our efforts to resolve the erosion problems in the Windings.

5. Other Business:**A. Infrastructure**

See Environmental

B. Board Election

Ballots were mailed on December 12, 2011

C. Budget

Mr. Windsor presented the 2012 budget for comment and discussion. A motion to have the new Board vote to approve the 2012 budget was made, seconded and carried by a vote of 8 for, 0 against and 0 abstaining.

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 9:40 PM.