

**The Windings of Ferson Creek – Homeowners Association  
Approved minutes of the February 11, 2008 Board Meeting**

Members Present: Bill Miller, Pat Greenberg, Pat Johnson, Susan Nelson, Douglas Dirks, Greg Jaxon, Denise Murphy, and Paula Jauch (via telecommunication). Absent: Butch Safbom. Bill Miller had proxy vote for Mr. Safbom.

**Homeowners Comments:** There were no homeowners in attendance. Mr. Ken Phelps of Green View Landscape Design brought drawings and a proposal for the re-design of the clubhouse entrance.

- 1. Meeting called to order by President Bill Miller at 8:15 PM.**
- 2. Review and approval of January 14, 2008 Board Meeting Minutes.**

A motion was made and seconded to approve the minutes as read. The motion was carried by a vote of 8 in favor, 0 against and 0 abstaining.

**3. Treasurer’s Report:**

St. Charles Checking	\$175.16
St. Charles Capital/Restricted	\$26,500.00
St. Charles Money Market/Unrestricted	\$60,757.35
Total St. Charles Money Market	\$87,257.35
Total Checking and Savings	\$87,432.51

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 had no report at this time. A meeting of the Covenants Revision Committee will be called for late February or early March.

**Landscape and Maintenance:**

Mr. Safbom reported via e-mail that the snow plow company is doing a good job with the parking lot and sidewalk. It was suggested that in addition to the shoveling of the sidewalk that salt be spread. A new vandal proof light will be ordered for the parking lot and bids for re-surfacing the tennis courts are being obtained. As soon as we have a break in the weather Mr. Safbom will begin some of the outdoor activities such as making new trail signs and maps.

Mr. Miller summarized a study of fuel costs increases since 2005, the last time Ray Raegan had an increase in the cost/cut of the Windings common lawn

area. Miller recommended an 8% raise in the rate/cut and the Board passed this motion by a vote of 8 in favor, 0 against and 0 abstaining.

**Security and Safety:**

Mr. Jaxon made an in depth study of three different clubhouse area surveillance systems based on the needs of the community. Imperial Surveillance, located in Elgin, was chosen because they best represented our particular needs and their proposal was well priced. A motion to contract with this company was made, seconded and passed by a vote of 8 for, 0 against and 1 abstaining. The contract will not be awarded until our attorney checks the credentials of this company. Contract not to exceed \$3,300.

**Pool:**

Mrs. Murphy reported that pool preparation will begin in March with painting scheduled for April.

**Clubhouse:**

There will be two functions held at the clubhouse in February. On the 13<sup>th</sup> the Mother's Club will hold their Valentine's Day party and on the 23<sup>rd</sup> there will be a Ping Pong social. Mr. Safbom has replaced heat vents in both bathrooms, painted the ceiling in the ladies room, touched up the paint in the foyer, and replaced all burned out light bulbs.

**Social:**

There were no social events in January, but Gary Weigand will host a Ping Pong social on February 23<sup>rd</sup> and the Mother's Club will host the Easter egg hunt on March 15<sup>th</sup>. The early date for the egg hunt is dictated by Spring break.

**Architectural:**

Mr. Johnson had no report this month.

**Publicity:**

Mr. Jaxon will head this committee. Mrs. Jauch will bring him up to speed with what is happening with our web site.

**Environmental:**

Mr. Dirks had nothing new to report.

**Other Business:**

**Goals Monitoring:**

Considering it is so early in the New Year good progress has been made in several areas.

**Nearby Property Development:**

Mr. Miller had no news on this front but did point out that Poiner Park baseball diamonds construction has progressed nicely and should be ready for use this summer.

**Infrastructure:**

Mrs. Greenberg will be contacting several more landscape contractors to see if we can contract out portions of the clubhouse front yard renovation to keep our costs manageable.

**Adjournment:**

A motion to adjourn was made, seconded and carried by a vote of 8 for, 0 against and 0 abstaining. Adjournment was at 9:47 PM.