

**The Windings of Ferson Creek – Homeowner’s Association
approved minutes of the February 9, 2009 Board Meeting**

Members Present: Bill Miller, Greg Jaxon, Butch Safbom, Pat Greenberg, Brock Miele, Doug Dirks, Denise Murphy, Susan Nelson and Paula Jauch via telecommunication.

Homeowner’s Comments: Only one homeowner was in attendance. Charlotte Safbom attended the meeting to voice her opinion, as a homeowner, on the Bed and Breakfast issue.

Kelsey Musich of the Kane-DuPage Soil and Water Conservation District made a presentation to the Board explaining the workings of the portion of the Ferson Creek erosion project completed early this winter. She encouraged the Board to apply for assistance with the next two phases of the Ferson Creek erosion control projects which have already been permitted.

- 1. Meeting called to order by President, Bill Miller, at 8:10 PM.**
- 2. Review and approval of January 12, 2009 Board Meeting Minutes.**

A motion to approve the minutes, with a correction, was made, seconded and carried by a vote of 9 for, 0 against and 0 abstaining. The correction changed the committee Doug Dirks will head from nominating to auditing. Bill Miller will head the nominating committee.

3. Treasurer’s Report:

St. Charles Checking	\$299.26
St. Charles Capital Restricted	\$26,500.00
St. Charles Money Market unrestricted	\$55,683.77
Total St. Charles Money Market	\$82,183.77
Total Checking/Savings	\$82,483.03

A motion to approve the Treasurer’s report was made, seconded and carried by a vote of 9 for, 0 against and 0 abstaining.

4. Committee Reports:

Covenants:

Mrs. Greenberg contacted a resident regarding a snow plow and other equipment parked in his driveway. A driving trip through the neighborhood revealed the usual challenges, i.e. boats, snowmobiles, trailers etc. Our attorney will have a community ballot draft ready by the end of February.

Landscape and Maintenance:

Mr. Safbom met with his committee to discuss the naming and marking of the walking trails. Ray Ragan will begin repairs on winter damage as soon as the weather permits. *May 3rd has been set for the annual volunteer neighborhood cleanup with May 17th set as the rain date.* Tru Green will be spraying the common ground for weeds again this year. Their contract which is in place provides for no increase in cost. Mr. Safbom will contact Bio Chem regarding damage done to the pond demo garden last year. He will also ask that they do a fish count because the pond was overrun by the creek during the fall floods.

Security and Safety:

Mr. Jaxon will contact the parents of some children who were observed by the clubhouse surveillance system jumping off the diving board and onto the pool cover. An assessment to the diving board and pool cover will be made once the weather allows. Mr. Jaxon is in contact with the surveillance company to get our fourth camera back on line.

Pool:

Competitive bids for pool service for the 2009-2010 seasons have been received and evaluated by Denise Murphy, Pat Greenberg and Bill Miller. Pool Guards have been selected to continue to service our pool and provide guards. A Motion to sign a two year contract was made, seconded and carried by a vote of 9 for, 0 against and 0 abstaining. The two year cost is not to exceed \$58,100.00.

Clubhouse:

Mrs. Nelson has selected a cleaning service to give the clubhouse a through cleaning with monthly follow-ups. So far there have been three rentals for February.

Social:

Mrs. Murphy is looking for a 2009 picnic coordinator and for someone to assist with the garage sales. The next event is a Ping Pong Social to be held on February 28th. The 2009 Social Calendar will be published in the next Newsletter.

Architectural:

Mr. Miele met with Bill Miller and together they have filed all past Architectural Review documents in secure cabinets. There are no new inquiries for Architectural Review.

Publicity:

Mr. Jaxon reported that there are 12 homes listed for sale and one for rent in the Windings. Mr. Hoskins reports that there are 4 homes in foreclosure. Mr. Jaxon will re-work the website photo gallery later this spring. Other website entries have been updated or removed to keep the content fresh.

Environmental:

Mr. Dirks received a check from the Kane-DuPage Soil and Water Conservation District and forwarded it to ENCAP, the environmental contractor, to complete payment for the work done on the Ferson Creek streambank stabilization project. He also represented the Windings at a meeting of an advisory board convened by the Morton Arboretum. Mr. Dirks has arranged for a Conservation@Home presentation by Jim Kleinwachter of the Conservation Foundation on May 20th. Mr. Dirks also wrote a short article for the Newsletter about a Kane-DuPage Soil and Water Conservation sponsored native plant sale and contacted a neighborhood Boy Scout leader about participation in a woodland restoration project.

Audit:

Mr. Dirks is looking for someone with an accounting background to conduct the next audit.

5. Other Business:

A. 2009 Goals

The Board is off to a good start with several goals showing good progress.

B. Nearby Property Development

Nothing new to report.

C. Infrastructure

Projects not started yet.

6. Newsletter Items:

Mrs. Greenberg will write an article explaining the proposed covenant changes and additions. The information concerning spring cleanup will be featured in the next edition.

7. Bed and Breakfast Discussion:

Following a discussion it was evident that the majority of Board Members opposed the idea of allowing a Bed and Breakfast on the Gulbranson property. Mr. Miller volunteered to contact the potential buyers letting them know that the majority of the Board would not support their plans for a B&B.

8. Adjournment:

A motion to adjourn was made, seconded and carried by a vote of 9 in favor, 0 against and 0 abstaining. Adjournment was at 10:45 PM.

