

**The Windings of Ferson Creek – Homeowner’s Association
Approved minutes of the February 15, 2011 Board Meeting**

Members Present: Patrick Windsor, Amie Erickson, Mark Powell, Bill Ahlers, Ann Hastert, Greg Jaxon, Doug Dirks and Susan Nelson. Attorney, Greg Hoskins also attended the meeting. Absent: Brock Miele. Mr. Miele gave his proxy to Greg Jaxon.

Homeowner’s Comments: There were no homeowners in attendance.

1. Meeting called to order at 7:40 PM by President, Patrick Windsor.

2. Review and Approval of January 10, 2011 Meeting Minutes.

A motion to approve the January 10, 2011 Board Meeting Minutes was made seconded and passed by a vote for 8 for, 0 against and 1 abstaining.

3. Treasurer’s Report:

| | |
|---------------------------------------|-----------|
| St. Charles Checking | 14.25 |
| St. Charles Capital/Restricted | 26,500.00 |
| St. Charles Money Market/Unrestricted | 51,308.27 |
| Total St. Charles Checking/Savings | 77,822.52 |

4. Committee Reports:

Covenants:

The Covenants Revision balloting officially closed on January 31, 2011. A final count was made on February 3, 2011. In order to pass, a yes vote is needed from 2/3rds of the 380 lots; i.e. 254 yes votes are required to pass a proposal or 127 no votes to reject the proposal. With 345 residents responding two issues were decided using this process.

Proposal #1 (The right to rent property) 261 yes votes, 84 no votes for a total of 345 votes or 76% approval. This proposal passed.

Proposal #2 (Commercial vehicle parking) 245 yes votes, 100 no votes for a total of 345 votes or 72% approval. This proposal did not pass.

Proposal #3 (Recreational vehicle parking) 249 yes votes, 96 no votes for a total of 345 votes or 72% approval. This proposal did not pass.

Proposal #4 (Exterior Maintenance) 234 yes votes 110 no votes for a total of 344 votes or 68% approval. This proposal did not pass.

Proposal #5 (Recovery of attorney costs and fees) 258 yes votes, 84 no votes for a total of 342 votes or 75% approval. This proposal passed.

Proposal #1 and #5 will become part of our land covenants ninety days after they are recorded by the County Clerk of Records. Notice of this including the adopted text changes has been added to all covenant disclosures made after February 5 and is posted at www.thewindings.org.

Landscape and Maintenance:

Mr. Ahlers will make an inspection of our common grounds to determine the need for repairs to bridges, fences etc.

Security and Safety:

Mr. Windsor had nothing new to report.

Pool:

Ms. Erickson is working with former Pool Manager, Pat Greenberg, to become familiar with pool procedures.

Clubhouse:

There have been no rentals in January or February. Mrs. Nelson is in the process of getting estimates for painting the main room. After the painting has been completed the carpet will be cleaned and the shelving and coat rod will be replaced in the closet.

Social:

Mr. Powell will contact a representative of WOW to schedule the Easter Egg Hunt which is the next Windings social event.

Architecture:

Mr. Miele was absent but did submit an e mail report noting no new activity.

Publicity:

Mr. Windsor had no report.

Environmental:

Mr. Dirks reported that in early January Wayne Kinney, Streams Specialist, completed a survey of 1000 feet of Ferson Creek in advance of a planned stream bank restoration design. A report was sent to the Army Corps of Engineers for approval since the project will include adding fill to a protected flood plain. The SWDC will assist us in bidding out the work. Tentative date for the annual plant sale is April 29th. Clean Up day is scheduled for May 18th.

5. Other Business

A. Lien Release Negotiation

HOA attorney Greg Hoskins was instructed to recover the full amount due when properties with liens against them are sold.

B. Infrastructure

Each committee chair will present their expected infrastructure expenses for 2011 at the March meeting.

C. Budgets

The 2011 budget was approved by a vote of 8 for, 0 against and 1 abstaining.

6. Newsletter Items:

Newsletter Editor, Linda Brodine, took a group picture of the new Board Members prior to the meeting for inclusion in the next Newsletter.

7. Adjournment:

A motion to adjourn was made, seconded and carried by a vote of 8 for 0 against and 1 abstaining. The meeting was adjourned at 9:40 PM.