

**The Windings of Ferson Creek – Homeowners Association
approved minutes of the January 12, 2009 Board Meeting.**

At 7:00 PM Bill Miller, Pat Greenberg, Butch Safbom and Denise Murphy opened and tabulated the votes cast in the 2009 Board of Directors election.

2008 Board Members present: Bill Miller, Butch Safbom, Pat Greenberg, Denise Murphy, Greg Jaxon, Susan Nelson, Doug Dirks and Paula Jauch via telecommunication.
Absent: Pat Johnson

Homeowners Comments: Charleen Miller, Arthur Greenberg, Jane Hankison and Greg Hoskins were in attendance.

- 1. Final meeting of the 2008 Board of Directors called to order at 7:40 PM by President, Bill Miller.**
- 2. Review and Approval of December 8, 2008 Board Meeting Minutes.**

A motion to approve the minutes with a correction to the Ferson Creek erosion control project cost, was made, seconded and carried by a vote of 7 for, 0 against and 1 abstaining. Our share of the cost is \$4,390.00 not \$3,900.00 as originally reported.

3. Treasurer’s Report.

St. Charles Checking	\$417.22
St. Charles Capital Restricted	\$26,500.00
St. Charles Money Market Unrestricted	\$25,274.65
Total St. Charles Money Market	\$51,774.65
Total Checking/Savings	\$52,191.87

A motion to approve the Treasurer’s report was made, seconded and carried by a vote of 7 for, 0 against and 1 abstaining.

4. Closure of Final 2008 Board Meeting.

Motion made and carried unanimously.

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5. Announcement of New Directors and Call to Order of January 12, 2009 Board Meeting at 8:00 PM.

2009 Board Members Present: Bill Miller, Butch Safbom, Pat Greenberg, Denise Murphy, Greg Jaxon, Doug Dirks, Susan Nelson, Brock Miele and Paula Jauch via telecommunication.

Mr. Miller announced that Susan Nelson, Doug Dirks and Brock Miele have each been elected to three year terms and that Greg Jaxon has been elected to a one year term. Congratulations were extended and a Newsletter photo was taken.

6. Discussion of Board Duties and Approval of Committee Assignments.

Bill Miller – President and Chairman of Nominating Committee.

Butch Safbom – Vice President and chairman of Lawn and Maintenance Committee.

Paula Jauch – Treasurer

Susan Nelson – Secretary and Chairman of the Clubhouse Committee

Denise Murphy – Chairman of Pool and Social Committees and will head up Clubhouse Bathroom and Shower Room project.

Greg Jaxon – Chairman of Safety and Security and Publicity Committees.

Doug Dirks – Environmental Preservation Committee Chairman and Auditing Committee.

Pat Greenberg – Covenants Committee Chairman.

Brock Miele – Architectural Review Committee Chairman.

A motion to approve these appointments was made, seconded and carried by a vote of 9 for, 0 against and 0 abstaining.

7. Review and Approval of Results of 2009 Planning Meeting.

A motion to accept the 2009 WHOA Plan was made, seconded and carried by a vote of 9 for, 0 against and 0 abstaining.

8. Covenant Revision Recommendations.

The Covenants Revision Committee provided the Board with a full e-mail report with specific recommended revisions to the existing Covenants. A motion to approve these recommendations for community ballot was made, seconded and passed by a vote of 9 in favor, 0 against and 0 abstaining. Mrs. Greenberg, Committee Chairman, will ask Greg Hoskins to convert these revisions to legal language in preparation for an April 2009 ballot. The Committee will prepare articles for upcoming Newsletters to advise residents about the April ballot.

9. Newsletter Items.

A reminder that assessments are due will appear in the February 10, 2009 edition of the Newsletter. A notice of a plant sale will be in the April edition.

10. Adjournment.

A motion to adjourn was made, seconded and carried by a vote of 9 for, 0 against and 0 abstaining. Adjournment was at 8:55 PM.

11. Presentation.

A proposal for a Bed and Breakfast on the Gulbranson property was made by the potential buyer. Questions from the Board were answered. This item will be discussed at the February Board Meeting.

Susan Nelson, Secretary