

**The Windings of Ferson Creek – Homeowners Association
Approved minutes of the July 14, 2008 Board Meeting**

Members Present: Bill Miller, Butch Safbom, Paula Jauch, Pat Greenberg, Pat Johnson, Doug Dirks, Greg Jaxon and Susan Nelson. Absent: Denise Murphy

Homeowner’s Comments: There were no homeowners in attendance. Mr. Miller took this opportunity to lead discussions on several matters including the comments on real estate taxes shared by Mr. Bax at the June meeting. Mr. Miller also advised of a meeting, on July 16, 2008, of Neighbors of Poynor Park to discuss the development and use of the park.

1. Meeting called to order by President Bill Miller at 8:00 PM.

2. Review and approval of June 9, 2008 Meeting Minutes.

A motion to approve the June 9, 2008 minutes was made, seconded and carried by a vote of 6 for, 0 against and 0 abstaining (due to not attending the meeting). Mrs. Nelson reported that she will re visit the Welcome Wagon program with the help of Mr. Jaxon.

3. Treasurer’s Report

St. Charles Checking	\$1,151.00
St. Charles Capital/Restricted	\$26,500.00
St. Charles Money Market/Unrestricted	\$92,150.34
Total St. Charles Money Market	\$118,650.34
Total Checking and Savings	\$119,801.34

A motion to approve the Treasurer’s report was made, seconded and carried by a vote of 8 for, 0 against and 0 abstaining. There are still some households delinquent in their assessments. Delinquent homeowners are advised each month of their status plus any additional late charges they are incurring. Liens will be placed against those homes on 7/23/08 if the assessments remain unpaid.

4. Committee Reports:

Covenants:

Mrs. Greenberg reported that the Covenants Revision Committee has identified four issues that will be presented to the community in a survey. They are recreational vehicles parked in driveways and on the grass, modest sheds, home and property care and maintenance and commercial vehicles in garages.

Mrs. Greenberg also dealt with several covenant violations including a recreational vehicle parked in the grass at the side of a home, commercial vehicles

parked in a resident's driveway and sporting equipment erected on a cul de sac. All but one of these issues has been resolved.

Landscape and Maintenance:

Ray Ragan has been making repairs to the split rail fence along Empire Road and has also cleaned up a brush pile at the Villas. MC tree service removed a dead tree from the cul de sac at Lost View Lane. A resident reports a sick tree hanging over his pool on Eagle Court. Sav A Tree will look at the tree and give their opinion on the health of the tree before a decision to remove it or simply prune it is made.

Mr. Safbom has been monitoring the sprinkling system on Arboretum and finds that it is working well. The drainage problem at Arboretum and Empire has yet to be addressed by the County or Township.

Security and Safety:

Mr. Jaxon conducted an informal survey at the July 4th picnic to try and determine the level of interest in the Neighborhood Watch Program. He will be putting together a list of volunteers. An article in the Newsletter will advise of the date of the Wasco Safety Day program. Mr. Jaxon will re-position the security camera at the east end of the pool to take in the pool equipment shed.

Pool:

Mrs. Murphy was not present at the meeting.

Clubhouse:

Mr. Safbom reports that there were five rentals in the month of June. He also saw to several maintenance issues including replacing light bulbs, repairing door locks and cabinet doors and cleaning up old electrical wiring in front of the clubhouse. The front of the clubhouse and tennis court area was sprayed for weeds and the clubhouse carpet was cleaned following the July 4th celebration.

Social:

Mrs. Murphy reported, via e-mail, that the Fishing Derby and the July 4th party were rousing successes. Thanks to the Quinn family for organizing the Fishing Derby and to Mark Powell for putting together another great 4th. Thanks also to Bill Recker for his Sno Cone treats for the kids at the Fishing Derby.

Architectural:

Mr. Johnson and his committee approved an addition and a remodel project this month. Permission was also granted to cut down dead trees at Ironwood Ct. and Steeplechase.

Publicity:

Mr. Jaxon reports that Google Maps has posted satellite images of the Windings from the summer of 2007.

Environmental:

Following the Conservation @ Home presentation by Jim Kleinwachter seven homeowners arranged for home consultations. Sav A Tree arborist, Judy Markowski, inspected trees on the Windings common grounds and reports that the health of the maples on Arboretum has improved but that the girdling problem cannot be reversed and recommends that three of these trees be taken down and replaced with a different variety. She also identified numerous oak trees on private property suffering from chlorosis. Sav A Tree made soil injections on the Arboretum trees as well as nine oaks in the clubhouse area. The total charge for this service was \$1,200.00. A motion to approve this charge was made, seconded and carried by a vote of 8 for, 0 against and 0 abstaining. Mr. Dirks also met with a representative of the Kane-DuPage SWCD regarding the SSPR award. Mr. Dirks has been asked to sign a contract for the streambank project. A copy of the contract was given to Bill Miller and attorney, Greg Hoskins for perusal before signing.

5. Other Business

A. 2008 Goals

The 2008 goals are going very well. Due to the high cost of some of the infrastructure projects undertaken this year other projects will have to be deferred. This subject is covered in Mr. Miller's "President's Keyboard".

B. Nearby Property Development

Nothing new to report on this front.

C. Infrastructure

The feeling of the Board is that the landscaping in front of the clubhouse should follow the original plan and conform to the hardscape already in place. Due to the high cost of completing this project Mrs. Greenberg will contact some landscape companies to see if they might agree to doing some planting this fall and complete the project in 2009.

6. Newsletter Items

Mr. Bax will be invited to submit an article regarding his meeting with the Campton Township Tax Assessor.

7. Adjournment

A motion to adjourn was made, seconded and carried by a vote of 8 for, 0 against and 0 abstaining. Adjournment was at 10:12 PM.