

**The Windings of Ferson Creek-Homeowner's Association  
approved minutes of the July 13, 2009 Board Meeting.**

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

**Homeowner's Comments:** No homeowners were present.

1. Meeting called to order by President, Bill Miller at 7:40 PM.
2. **Review and approval of June 8, 2009 Board Meeting Minutes.**  
A motion to approve the June 8, 2009 minutes was made, seconded and carried by a vote of 7 for, 0 against, and 1 abstaining.

**3. Treasurer's Report:**

|  |              |
|--|--------------|
| St. Charles Checking                   | \$1,147.35   |
| St. Charles Capital/Restricted         | \$26,500.00  |
| St. Charles Money Market/.Unrestricted | \$99,888.62  |
| Total St. Charles Money Market         | \$126,388.62 |
| Total Checking and Savings             | \$127,535.97 |

A motion to approve the Treasurer's report was made, seconded and carried by a vote of 8 for, 0 against and 0 abstaining.

Mrs. Jauch reported Accounts Receivable of \$9,063.21 in late assessments and fees owed by 14 home owners. The July 4<sup>th</sup> picnic financials came in at about \$200.00 over budget which is well within expectations. Mr. Miller suggested that Mrs. Jauch forward to each Board Member a list of vendors that have been used or are being used to provide services to the Windings. Board members will have input in up-dating this list.

**4. Committee Reports:**

**Covenants:**

Mrs. Greenberg and other Board Members met with our Attorney to review the final ballot. Mrs. Nelson said the ballot will be ready for mailing the week of July 20, 2009.

**Landscape and Maintenance:**

Mr. Safbom was absent and did not submit a report.

**Security and Safety:**

Due to increased pool activity, our surveillance system is saving only about one week's activity. An attempted break in at the clubhouse back door was reported too late for the tapes to be monitored. An unlocked car was entered in the clubhouse parking lot. The owner declined to file a police report. A fence at the entrance to Hawthorne Ct. was destroyed when hit by a car. The driver's insurance company was put in touch with the Villa's Homeowners Association.

**Pool:**

Mrs. Murphy reports that, to date, the pool is operating well. Swimming lessons are into the second session and the life guards are doing a good job. Some of the pool deck and the entrance to locker rooms have been power washed thanks to the efforts of Mrs. Murphy and Dave Henry.

**Clubhouse:**

During the last week of June the clubhouse air conditioner was serviced, the lock on the kitchen door had to be replaced and a plumbing problem in the men's room was addressed. The storage area at the west end of the clubhouse has been cleaned and organized. The door at the top of the stairs does not close or lock easily. A sign will be made to discourage use of this door except in cases of emergency. The kitchen floor grouting is in need of repair as is the hose connection at the front of the clubhouse.

**Social:**

Hats off to Nancy Lazarz, Richard and Debra Quinn and Joe Gallant for doing such great jobs with the annual Garage Sales, Fishing Derby and July 4<sup>th</sup> Picnic. All their time and work are greatly appreciated. Future events include Music Under the Stars on September 6<sup>th</sup> and the Men's Golf outing on September 12<sup>th</sup>. Planning is in the works for a possible co-ed golf outing to be held late in August.

**Architectural:**

The Architectural Committee had just two inquiries, both regarding fences. Mr. Miele responded to these questions.

**Publicity:**

Mr. Jaxon will send out a mass mailing to the 140 e-mail addresses he has for residents of the Windings with an invitation to join the "Alert's" feature of our web site. This invitation will also be extended in an article that will appear in the next Newsletter.

**Environmental:**

Concern was expressed over the fact that no one had heard the mosquito spraying trucks recently. Upon checking Mr. Dirks found that Clarke has up-graded their equipment to a quieter electric version. We are getting the same good service with less noise. Four dying Maple trees will be removed from the center of Arboretum Lane and replaced trees of different varieties. A fifth tree will be planted in an existing empty site. Mr. Dirks requested approval of a budget of \$3,500.00 for this work. A motion to approve this expenditure was made, seconded and carried by a vote of 8 in favor, 0 against and 0 abstaining.

**5. Other Business:**

A. 2009 Goals

Mr. Miller reported all goals are going well.

B. Nearby Property Development

Nothing new to report in this area.

C. Infrastructure

Mrs. Murphy has contacted three contractors to prepare designs for a proposed powder room addition to the clubhouse. To date she has had little response. She will continue to pursue this matter.

**6. Newsletter Items:**

The coming issue of the newsletter will feature articles on the July 4<sup>th</sup> picnic and on the Covenant Change Ballot.

**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 9:26 PM.