

The Windings of Ferson Creek – Homeowner’s Association
Approved minutes of July 12, 2010 Board Meeting

Members Present: Patrick Windsor, Pat Greenberg, Paula Jauch, Doug Dirks, Ann Hastert, Greg Jaxon, Brock Miele, Bill Ahlers and Susan Nelson.

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

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

2. Review and approval of July 12, 2010 Board Meeting Minutes.

A motion to approve the July 12, 2010 minutes was made, seconded and carried by a vote of 9 for, 0 against and 0 abstaining.

3. Treasurer’s Report

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|---------------------------------------|--------------|
| St. Charles Checking | \$1,194.57 |
| St. Charles Capital/Restricted | \$26,500.00 |
| St. Charles Money Market/Unrestricted | \$101,842.79 |
| Total St. Charles Money Market | \$128,342.79 |
| Total Checking/Savings | \$129,537.36 |

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

Mrs. Jauch’s term as Treasurer will expire at the end of this year and she will not run for re-election. The picnic this year, after expenses, showed a surplus of \$686.00. There may be additional charges that will show up later.

4. Committee Reports:

Covenants:

Mrs. Greenberg brought a list of those residents who have not voted in the Covenants Change Ballot and requested that each Board Member make personal calls to encourage voting. This will be the final effort to close this balloting.

Mrs. Greenberg was contacted by a resident living on Jens Jensen regarding the large number of mosquitos we are experiencing this year and questioning if Clarke is spraying on a regular schedule. Mrs. Greenberg will contact Clarke to see how often they are spraying and if additional treatments would be helpful.

Landscape and Maintenance:

Mr. Ahlers has received three estimates to re-build the retaining wall located near the tennis courts. After review of the bids the Board will vote on who will be awarded the contract at the August meeting. In the meantime Mr. Ahlers will have to get a permit from the Army Corp. before any work can go forward.

Security and Safety:

Mr. Jaxon reported that the Windings Alert list was used to give advance warning of the wind storm that took down the big Willow tree at the Villas. The list of subscribers now stands at 130 including 22 cell phones.

Pool:

Mrs. Greenberg reports that there have been very few problems with pool operations this year and those encountered have been easily corrected. Cleaning of the bathrooms in the clubhouse as called for in our contract with SPMS has been unacceptable. An alternate cleaning company will be looked into for next season.

Clubhouse:

Mrs. Nelson reported that the damage done to the ladies room door during the recent break-in has been repaired. During the annual inspection by the Elburn Fire Department several infractions were noted. These will be corrected before the follow up inspection.

There will be a "Walk" to benefit Ovarian Cancer Awareness using the Great Western bike path and our clubhouse and grounds on September 19, 2010. Registration for this event will be at the clubhouse the morning of the 19th.

Social:

Mrs. Hastert reports that there were somewhere around 480 people at the annual July 4th picnic. There are about 21 homes signed up for the garage sale.

Architectural:

Mr. Miele had no report.

Publicity:

Mr. Jaxon is working on changing the MLS listing page on our web site. The Windings 4th of July parade and picnic were listed in the community events section of the Daily Herald.

Environmental:

Muskrats have caused damage to the key that edges the rock riffle in the Ferson Creek stream bank restoration project. Mr. Dirks has solicited a proposal from ENCAP, environmental contractors, to make repairs. He also accompanied Judy Markowski on an inspection of trees on our property. Mr. Dirks also helped Carol Ludeman in setting up a tree walk for residents. Mr. Dirks, Brock Miele and Greg Hoskins met to discuss the issue of dead and dying trees on Windings property and any liability we may have. Mr. Dirks also addressed the erosion situations we have in the Windings. Erosion continues to be the biggest and most urgent problem we face. He is working with several agencies in trying to find ways to get help with this growing problem.

5. Other Business:

- A. Nearby Property Development
- B. Infrastructure

Mr. Ahlers is working with several landscapers for bids on rebuilding the retaining wall at the tennis courts.

6. Newsletter Items:

Mrs. Nelson will put an article in the Newsletter regarding the Walk to Benefit Ovarian Cancer Awareness.

7. Adjournment:

A motion to adjourn was made, seconded and carried by a vote of 9 for, 0 against and 0 abstaining. Adjournment was at 9:05 PM.