

The Windings of Ferson Creek – Homeowner’s Association
Approved minutes of June 14, 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. Attorney, Greg Hoskins was present to discuss The Windings liability in regard to dead or dying trees on common grounds falling onto private property. A committee will be formed to meet with Mr. Hoskins to look into this issue. Denny Hayes, Volunteer Coordinator was not present.

1. Meeting called to order at 7:35 by President, Patrick Windsor.
2. **Review and approval of the May 12, 2010 Board Meeting Minutes.**
A motion to approve the May 12, 2010 minutes was made, seconded and carried by a vote of 9 for, 0 against and 0 abstaining.

3. Treasurer’s Report

St. Charles Checking	\$1,245.66
St. Charles Capital/Restricted	\$26,500.00
St. Charles Money Market/Unrestricted	\$128,938.14
Total St. Charles Money Market	\$155,438.14
Total Checking and Savings	\$156,683.80

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

4. Committee Reports:

Covenants:

During the past month no further covenant change ballots were received. Mrs. Greenberg asked Board Members to make personal calls on homeowners to encourage voting. All Board Members were in favor of this approach as a way to close this balloting. Mrs. Greenberg agreed to contact the owners of a vacant home regarding the condition of the yard.

Landscape and Maintenance:

Mr. Ahlers has met with two landscape companies regarding the rebuilding of the retaining wall located near the tennis courts. To date only one bid has been received. Additional bids are being solicited. Mr. Ahlers also spent time with Butch Safbom learning how the sprinkler system and pond aeration system operate. Ray and Scott Regan have been very helpful in pointing out maintenance items in the neighborhood and removing dead trees from the common grounds.

Security and Safety:

Mr. Jaxon reported on the break-in at the clubhouse. The iron gate at the east end of the clubhouse had been left unlocked allowing the intruders access to the ladies room door which they forced open.

Damage was done to the door but no further damage was done to either bathroom or to the meeting room. Mr. Jaxon spent several hours reviewing the surveillance tapes but saw nothing out of the ordinary. Mr. Jaxon and Mr. Windsor are looking into the possibility of internet and phone lines being installed in the clubhouse as well as an alarm system.

Pool:

Mrs. Greenberg reports that the pool opening went well with any initial problems being quickly resolved. A few residents have requested that the pool hours be expanded to include earlier opening for general swimming. It would be difficult and costly to change the schedule this year but can be looked into for next year.

Clubhouse:

After finding the bathrooms not cleaned and the front door of the clubhouse left open Mrs. Nelson had a conversation the pool management company representative who is responsible for cleaning the bathrooms and securing the building. The problem seems to have been corrected. A Windings resident has repaired the meeting room closet and hung new drywall for a nominal charge. A plumber had to be called to make repairs to the men's shower which would not shut off.

Social:

July 31st is the date that has been reserved for the children's movie night on the hill behind the clubhouse. Popcorn will be served and each person attending must bring their own beverage. The movie chosen for this event is "Finding Nemo".

Architectural:

Mr. Miele had no report.

Publicity:

Mr. Jaxon updated the MLS page to include some Windings streets by name. This site has received about 1,100 hits in one year. Mr. Jaxon contacted several newspapers to cover our July 4th parade and picnic. While there was some interest none were willing to commit.

Environmental:

During the past month Mr. Dirks has renewed our membership in The Conservation Foundation, planted three flats of native grasses along the stabilized area of Ferson Creek and hosted a meeting between residents and Kelsey Musich of the Kane-DuPage Soil and Water Conservation District concerning erosion. A tree walk is scheduled for June 23rd and will be led by Carol Ludeman. Judy Markowski of Save-A-Tree will make an inspection of Windings trees the week of June 13th. Mr. Dirks also met with Morton Arboretum scientist Bryant Scharenbroch and created a list of homeowners to contact for permission to make soil and tree studies on their property.

5. Other Business:

A. Nearby Property Development
There is nothing new to report.

B. Infrastructure

Mr. Ahlers is working to obtain bids for the retaining wall re-build.

6. Newsletter Items:

Mr. Miele made a suggestion that maybe a review of local restaurants could be written by residents for publication in the Newsletter or for posting to the website.

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 8:45 PM.