

**The Windings of Ferson Creek – Homeowner’s Association**  
**Approved minutes of the March 14, 2011 Board Meeting**

Members Present: Patrick Windsor, Amie Erickson, Mark Powell, Bill Ahlers, Ann Hastert, Greg Jaxon, Doug Dirks, Brock Miele and Susan Nelson.

Homeowner’s Comments: Two homeowners attended the meeting. A resident living on Jens Jensen attended to voice her concerns about the speed limit posted in the Windings and to ask the Board for help in getting these limits lowered. A Board Member agreed to call the Township offices and discuss the possibilities of having the speed limits lowered or installing speed bumps. Another resident attended to present an estimate to the Board on replacing the decking around the pool area.

**1. Meeting called to order at 7:55 PM by President, Patrick Windsor.**

**2. Review and approval of February 15, 2011 Meeting Minutes.**

A motion to approve the February 15, 2011 minutes was made, seconded and carried by a vote of 9 for, 0 against and 0 abstaining.

**3. Treasurer’s Report:**

St. Charles Checking	(1,129.44)
St. Charles Capital/Restricted	26,500.00
St. Charles Money Market Unrestricted	103,944.58
St. Charles Money Market	130,944.58
Total St. Charles Checking/Savings	129,315.14

Mr. Jaxon assured Board Members that in spite of the minus balance in the checking account that no account has become overdrawn. Funds are not transferred to cover written checks until those checks are mailed. The accounting software properly records each check as a debit when it is printed.

Mr. Jaxon also reported that there have been six home closings (or preparations to close) in the past two months. Late fees for those homeowners who are not current with assessments will be charged starting on April 1<sup>st</sup>.

**4. Committee Reports:**

**Covenants:**

Mrs. Hastert had no new covenants activity to report. She did say that our Facebook page now has 98 fans and that we get about 50 hits per month.

**Landscape and Maintenance:**

Mr. Ahlers met with Monarcus Landscape to discuss the repairs to the split rail fence by the clubhouse. He also discussed some concerns about the repairs to the fence along Empire Road. Some of the rails recently replaced by Monarcus have already fallen out of place. Mr. Ahlers and Ms. Erickson met with MC about trimming the trees around the pool to allow for more sun on the pool. The work has since been completed at a cost of \$690.00.

**Security and Safety:**

Mr. Windsor had no new activity to report.

**Pool:**

Ms. Erickson reported no pool activity.

**Clubhouse:**

Mrs. Nelson reported that there have been no rentals. The swim team equipment that had been stored in the clubhouse closet was moved to the pool house. The popcorn machine that was stored in the basement had become infested with mice and was disposed of. An estimate for the painting of the main room has been received. Two more estimates are expected.

**Social:**

Mr. Powell reported that Amanda Stiberth will train a new swim team coach as her replacement. The Next Windings social event will be an Easter Egg Hunt on April 16<sup>th</sup>.

**Architectural:**

Mr. Miele reported no new activity.

**Publicity:**

Mr. Jaxon discussed with the Board our need for an updated website. After discussing with our web mistress about what would be needed and the estimated cost (\$1600.00) it was agreed to postpone making a decision.

**Environmental:**

Mr. Dirks pointed out the need for a sign at the pond warning of the dangers. He also reported that The Kane-DuPage Soil and Water Conservation District will be holding their annual plant sale. Catalogs and order forms are available on the SWCD website. Mr. Dirks spoke with George Balis of Clark Mosquito Control about our annual spraying contract. Our cost will increase by \$127.00. Spraying will begin around Memorial Day and end around Labor Day.

**5. Other Business:****A. Infrastructure:**

Mr. Windsor presented an estimate from a local contractor for replacing the pool decking. Kevin Mastroangelo, a resident of the Windings, attended the meeting and presented his plan. It was decided, due to the cost, to replace only the lower deck and steps. Mr. Mastroangelo's estimated cost was considerably lower than the other bidder. A third bid was requested but never received. A motion to accept Mr. Mastroangelo's bid of \$7,250.00 was made, seconded and passed by a vote of 9 for, 0 against and 0 abstaining.

**6. Adjournment:**

A motion to adjourn was made, seconded and carried by a vote of 9 for, 0 against and 0 abstaining. Adjournment was at 9:20 PM.