

**The Windings of Ferson Creek – Homeowner’s Association
Minutes of May 8, 2006 Board of Directors Meeting**

Homeowner’s Comments: Four homeowners attended the meeting, two of whom had questions and two as observers only. One of the attendees had questions and concerns about his driveway flooding during heavy rainfalls and the other questioned the need for permanent “no parking on swim meet days” signs along Retreat Ct.

Meeting of Winding’s Board of Directors was called to order at 8:15 PM by President, Bill Miller.

Present: Bill Miller, Pat Greenberg, Paula Jauch, Susan Nelson, Douglas Dirks, Red Engel, Greg Mittman and Patrick Johnson. **Absent:** Butch Safbom

Secretary’s Notes: A motion to approve the April 10, 2006 Board Minutes was made, seconded and carried by a vote of 8 for, 0 against and 0 abstaining.

Treasurer’s Report: The April 2006 Financial Statement was presented and the following cash balances were noted. Checking \$1,315.80, savings \$139,701.15, Capital, restricted use \$26,500.00, un-deposited funds \$375.00. Total cash, \$167,819.23.

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

Committee Reports:

Covenants: The community approved covenant changes have been sent to the attorney’s office for incorporation into the existing covenants. The effective date will be 4/12/09. Two covenant violations are being looked into, one of which may actually be an architectural issue.

Landscape and Maintenance: Negotiations are on-going with a resident in regard to erosion of a ravine on his property. The willow trees near the pond will be removed along with a dead tree in the same area. An estimate of \$1995.00 has been made for the willow trees with the third tree estimated at \$500.00 to \$1000.00. The first of two fertilizer/weed killer applications has been made. Approval for dead trees to be cut down has been made to two residents. The entrances will be cleaned up and planted. Each entrance has been estimated at \$125.00 plus the cost of flats of flowers. General repairs and maintenance continue on the clubhouse. One section of the tennis court retaining wall needs to be replaced. A bid of \$10,500.00 has been received to replace the retaining walls, add concrete car restraints, and seal coat the parking lot.

A motion to approve the cost of tree removal, refreshing the entrances and refurbishing the parking lot was made, seconded and carried by a vote of 8 for, 0 against and 0 abstaining.

Security and Safety: The Neighborhood Watch and Safety Day programs are being organized. A study is being done to determine what needs to be done to update the clubhouse security system.

Pool: The pool is being readied for opening day. Painting of the decks and stairs at the clubhouse will be completed prior to opening day. Pool rules were published in the April Newsletter. New signs regarding rules and hours will be posted. New latches have been installed on the pool gates. Swim team coaches will be paid directly by Amanda Stiberth and our attorney has advised that a liability release form from the swim team is not needed.

Clubhouse: Due to limited space in the lower level one of the two donated television sets will be given to charity. Estimates for satellite T.V. are being considered. Spraying for insects has been completed. Tint will be applied to the South windows and blinds have been ordered.

Social: The Easter egg hunt was well attended and a successful garage sale is anticipated. Help is being requested for the annual Huff 'n Puffer. Cracks in the tennis courts are being repaired, three of the four gates will be replaced and the fence will be painted.

Architectural: An application for a deck addition has been received. A representative from a park and recreational supply company has appraised the playground and found it to be in good condition. His recommendations that the playmat layer be increased to 12" under the equipment and the spring from a broken toy removed will be followed. Sites, within our common areas, are being investigated for the possible addition of swings.

Publicity: The "members only" web site should be functional within the next few weeks. The e-mail push-out function is still in the developmental stage.

Audit: A plan for an outside independent audit will be presented at the June Board Meeting.

Environmental Preservation: A land protection specialist has toured our community and made several suggestions for controlling erosion in our creek and ravines as well as offering ideas for the preservation of the common areas. A letter has been sent to the Illinois EPA opposing the mitigation of the wetlands at the western end of Hidden Springs.

Other Business:

Goal Monitoring: Many of the goals set by the Board are advancing, particularly those that will be important for an enjoyable summer season. A program to welcome new residents to the neighborhood is being instituted.

Nearby Property Development: The development of vacant land around the Windings will continue to be monitored as information becomes available.

Newsletter Items: There will be no newsletter published in May. The next issue will be in mid June with input closure on June 5, 2006.

Adjournment: A motion was made to adjourn the meeting, seconded and carried by a vote of 8 for, 0 against and 0 abstaining. Adjournment was at 10:25 PM.

Respectfully Submitted,

Susan Nelson, Secretary