

The Windings of Ferson Creek – Homeowners Association
Approved minutes of the May 12, 2008 Board Meeting

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

Homeowner’s Comments: Two homeowners attended the meeting, Nancy Larzarz to discuss the garage sales (see Social committee report) and Mark Dugger, a new resident, as an observer. Mr. Miller related that there has been an offer made on the Gulbranson property and that Attorney Hoskins found no waiver of covenants in Kane County records for this property.

1. Meeting called to order by President, Bill Miller, at 7:40 PM.

2. Review and approval of April 14, 2008 Meeting Minutes

A motion was made and seconded to approve the April 14, 2008 minutes. The motion was carried by a vote of 8 in favor, 0 against and 0 abstaining.

3. Treasurer’s Report:

St. Charles Checking	\$386.72
St. Charles Capital Restricted	\$26,500.00
St. Charles Money Market Unrestricted	\$121,846.86
Total St. Charles Money Market	\$148,346.86
Total Checking/Savings	\$148,733.58

A motion was made to approve the Treasurer’s report. The motion was seconded and carried by a vote of 8 for, 0 against and 0 abstaining. Mrs. Jauch also reported that approximately ten homeowners are in arrears on 2008 assessments.

4. Committee Reports:

Covenants:

Mrs. Greenberg reported eleven potential covenant violations in the neighborhood as of May 8th.

Landscape and Maintenance:

Bio Chem has presented Mr. Safbom with a new contract for the treatment of the pond. The one year contract calls for treatment “as needed” at a cost of \$378.00 per treatment. A motion to accept this contract was made, seconded and carried by a vote of 8 for, 0 against and 0 abstaining. Chem Lawn will spray common

area grass this week. Spring Clean Up has been scheduled for May 18th. So far, 17 families have volunteered to be part of this effort. Chili and soft drinks will be served to the volunteers at the clubhouse. Mr. Safbom is searching for a source to purchase a new back flow valve for the Arboretum sprinkler system.

Security and Safety:

Mr. Jaxon reported no new incidents in the Windings. Handout materials will be available at the July 4th picnic to promote the Neighborhood Watch Program.

Pool:

The pool is being filled and treatment to clear the water has begun. A loose railing has been repaired and pool information (hours, rules and swim lessons) will be posted on the web site by the end of the week. The pool is scheduled to open on May 23rd at 4:00 PM. A motion was made and seconded to raise the unaccompanied age of children at the pool to 10 years. After some discussion this motion was carried by a vote of 8 in favor, 0 against and 0 abstaining.

Clubhouse:

Mr. Safbom reports that the clubhouse will be cleaned twice a month. Rentals, so far, total 5 for May and one each for June, July and August. In keeping with the new entrance design Mr. Safbom will paint the front door and large urns will be added and planted.

The clubhouse hardscape is 98% finished and is receiving positive comments from everyone who has seen it. Mrs. Greenberg reported to the Board that due to details missed on the original design and drawing scale issues there has been some cost over runs. A motion to pay Valley Maintenance \$3,200.00 for these over runs was made, seconded and passed by a vote of 8 for, 0 against and 0 abstaining. The softscape in front of the clubhouse has not been done due to cost. Mrs. Greenberg will have an article in the Newsletter asking residents to make donations to aid in this project. In the meantime, mulch and pre emergence weed killer must be added to keep weeds and mud to a minimum. A motion was made to pay Ruby Landscaping \$1,100.00 for this service. The motion was seconded and passed by a vote of 7 for, 0 against and 1 abstaining.

Social:

Upcoming social events include the Windings garage sales on June 6 and 7, a Ping Pong Social on June 7th and the July 4th parade and picnic.

Nancy Lararz attended the meeting and reported that she will advertise the garage sales in the Chronicle and the Herald. So far only 12 households have signed up for this event.

Architectural:

Mr. Johnson e-mailed his report to each Board Member. An approval has been given for an addition to a home on Jens Jensen. A resident on Lost View Lane has submitted appropriate documentation and applied for the addition of a patio to the home. Homeowners on Eagle Court have requested an application for a re-model.

Publicity:

Mr. Jaxon made three formica laminate “Spring Clean Up” signs and placed them at the entrances. These signs can be re-used for other events. He has also made machine readable versions of the architectural review application forms and will post them to our web site.

Environmental:

Mr. Dirks has prepared the area at the pond for planting and will pick up the plants, shrubs and grasses for planting on May 18th. He has also contacted Boy Scout Troops in the area about arranging a partnership with WHOA to do restoration work on a small wooded area east of the clubhouse. The **Conservation @ Home** program is to be held in the clubhouse on May 21st. To date, twenty residents have expressed an interest in attending. Clarke will begin mosquito spraying around Memorial Day.

5. Other Business:

2008 Goals:

Because the two major and most expensive projects are nearly complete the Board will concentrate on projects that can be accomplished with the help of volunteers such as marking and mapping of the hiking trails and re-furbishing of the cul de sacs.

Nearby Property Development:

It has been noted that the development signs across from the Ravine entrance have been removed. It would appear that the development of land at Route 47 and Empire Road might go ahead.

Newsletter Items:

Mrs. Greenberg’s article and details of the July 4th festivities will be featured in the June Newsletter.

6. Adjournment:

A motion to adjourn was made, seconded and carried by a vote of 8 in favor, 0 against and 0 abstaining.

Adjournment was at 9:40 PM.

