

**The Windings of Ferson Creek – Homeowner’s Association
approved minutes of the May 11, 2009 Board Meeting.**

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

Homeowner’s Comments: One homeowner, John Reich, was present as an observer.

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

2. Review and approval of April 13, 2009 Board Meeting Minutes.

A motion to approve the minutes was made, seconded and carried by a vote of 5 in favor, 0 against and 3 abstaining. (Abstentions due to members missing the April meeting).

3. Treasurer’s Report:

St. Charles Checking	\$123.44
St. Charles Capital/Restricted	\$26,500.00
St. Charles Money Market/Unrestricted	\$123,831.04
Total St. Charles Money Market	\$150,331.04
Total Checking and Savings	\$150,454.48

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 reported that while there have been some recent payments of assessments, an unusually large number remain unpaid. Lien action against those still in arrears will begin June 1, 2009 with a 30 day notice from our attorney.

4. Committee Reports:

Covenants:

Mrs. Greenberg forwarded, to each Board Member, our attorney’s revised covenant amendments. Suggestions were made for language changes in several areas. These changes will be made before the ballot is prepared.

Mrs. Greenberg also sent a letter to a resident concerning noise pollution and spoke to another resident who took issue with the Board’s involvement in exterior home maintenance.

Landscape:

The planting in front of the clubhouse has been completed and the areas at the entrances should be planted this week.

Landscape and Maintenance:

Mr. Safbom reports that Tru Green will begin treatment of common ground lawns this week and that the Arboretum sprinkler system has not been turned on yet. Mr. Safbom also spent some time digging out the culvert on Hidden Springs. A solution to this ongoing problem is being sought. Bio Chem needs to do a live fish count in the pond so that, if necessary, fish can be purchased and

acclimated before the June Fishing Derby. Bio Chem's contract calls for pond algae treatments at \$378.00 per treatment. The number of treatments will be at Mr. Safbom's discretion.

Security and Safety:

Mr. Jaxon reported that there was an emergency ambulance call the Great Western Trail on May 5th. A young man was transported to the hospital with injuries to his finger. Unlicensed motor vehicles, such as ATV's, motor scooters, and mini motorcycles, are not permitted on Township roads and are therefore not permitted on Windings roadways. After a verbal warning to the offending drivers, the sheriff's department will be called.

Pool:

Repair to a leak in the pool will be deferred until fall due to high ground water levels. A new valve assembly was installed in the pool drain line to comply with a new law at a cost of \$1,800.00. A circuit board was replaced in the pool heater. Mrs. Murphy will speak to the pool management company to see if this could have been prevented with more pro active maintenance. Mrs. Murphy will be in contact with the swim team coordinator to see if an agreement can be reached to share the cost of new lane markers with the Homeowner's Association. A resident is interested in giving water yoga and tennis lessons using Windings facilities. Mr. Miller suggested that she provide a plan to the Board for consideration.

Clubhouse:

Mrs. Nelson reported that the leak in the flat roof portion of the clubhouse seems to have been corrected with the drains being cleared and caulking material applied to the area where the triangular windows and the roof meet. The clubhouse will be used four more times in May.

Social:

The garage sale is scheduled for June 5-6, 2009. Joe Gallant will be this year's July 4th picnic coordinator. The Fishing Derby date is not firm but will be sometime in June.

Architectural:

Tom Petersen has joined the Architectural Review Committee as the third member. There were no inquiries or applications this month.

Publicity:

Mr. Jaxon will add photos of the clubhouse taken last fall to the website. He is also searching for a way to compile e-mail addresses so that a mass mailing can be done on time sensitive neighborhood issues. Bill Miller will act as message reviewer.

Environmental:

Mr. Dirks reported that Clean Up Day went well in spite of a lighter than usual turn out. He is looking into possible grant funds that might be available for erosion control projects here in the Windings. A "Conservation @ Home" seminar will be held at the clubhouse on May 20th at 7:30 PM. Mr. Dirks is also planning a planting day scheduled for May 16th and a tree identification workshop later this summer.

5. Other Business:

A. 2009 Goals

Mr. Miller reports that most goals are progressing well.

B. Nearby Property Development

There is a possible contract on the Gulbranson property.

C. Infrastructure

A proposal was presented for the repairing of the tennis courts. This would include resurfacing and repair of cracks. Total cost is \$900.00. A motion to approve this expenditure was made, seconded and carried by a vote of 9 in favor, 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 10:00 PM.