

**The Windings of Ferson Creek – Homeowner’s Association
approved minutes of May 10, 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: Mr. Kent Niequist was present with a proposal that the Board be involved in obtaining bids for tree removal from private as well as common grounds. It was generally agreed that negotiating group rates for such services is not a Board function. Our attorney will be contacted for his input. Volunteer Coordinator, Denny Hayes, was also in attendance.

1. Meeting called to order by President, Patrick Windsor, at 7:55 PM.
2. **Review and approval of April 12, 2010 Board Meeting Minutes.**
A motion to approve the April 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	\$408.33
St. Charles Capital/Restricted	\$26,500.00
St. Charles Money Market/Unrestricted	\$95,109.75
Total St. Charles Money Market	\$122,609.75
Total Checking/Savings	\$123,018.08

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

4. Committee Reports:

Covenants:

Mrs. Greenberg reported that no new Covenant Change ballots have been received. Balloting will remain open through the summer.

Landscape and Maintenance:

Mr. Ahlers reports that the split rail fence on Empire Road has been repaired as have the rails on a creek bridge damaged earlier this spring. A fallen tree has been removed from the Villas property and the irrigation system startup has been completed. Mr. Ahlers is awaiting estimates for the rebuilding of the retaining wall next to the tennis courts. Mr. Ahlers also met with lawn maintenance provider, Ray Regan and his son Scott Regan. Ray Regan will be retiring after the 2010 season. His son Scott will assume the lawn business with Ray assisting for the next year or two. There will be no price increase for the 2011 season.

Security and Safety:

Mr. Windsor had no new information.

Pool:

The pool has been painted and filled and everything is going according to plan. Pool rules will be posted at the east entrance. Bill's Custom Services has been contracted to complete the painting around the pool and the clubhouse. This includes the restoration of the diving board, painting the sun deck, and stacks at the west end of the clubhouse, power washing the clubhouse, sun deck and inside of lower fence. They will also scrape and paint the inside of the east and west facing fence and clean the concrete pool apron. These projects came in \$820 over budget. A motion to approve the additional cost was made, seconded and carried by a vote of 9 for, 0 against and 0 abstaining.

Clubhouse:

The painting of the washrooms and entry hall has been completed, the new counter top has been installed in the ladies room and the benches painted and upholstered. New hardware has been attached to the washroom doors and the exit signs will be cleaned and re-hung. It was agreed that a professional would be hired to repair the closet in the main room if a volunteer could not be found within twenty one days of the meeting. The closet was water damaged caused by a leak in the roof.

Social:

Mrs. Hastert reported that Joe Dannewitz has volunteered to chair the July 4th event and Kelly Sannita will chair the Annual Garage Sales. A date for the garage sales has not been decided upon. Spring Clean-Up went well thanks to good weather and lots of volunteers. The Facebook page is doing fairly well. The children's "Movie Night" was discussed and a date of July 31st was proposed.

Architectural:

Mr. Miele reported no activity for the month.

Publicity:

Mr. Jaxon reports that there are currently 16 homes, 4 town homes and 1 vacant lot for sale in the Windings. Mr. Jaxon will be contacting area newspapers inviting them to cover our July 4th parade and picnic. Slow progress is being made on the Windings calendar software.

Environmental:

The Spring Clean-Up Day organized by Mr. Dirks was held on May 2, 2010. Many activities were completed including thinning of the Maple trees east of the clubhouse, weeding the pond garden and care of the trees along Arboretum. Mr. Dirks also purchased 3 flats of pond/stream bank plants for planting near Hidden Springs Road and along the Ferson Creek stream banks where conservation work was completed in 2008. He also contacted Clarke Mosquito to verify treatment programs. Each Board member received an email detailing the contract information. Mr. Dirks also made an inspection of the eroding ravine at the end of Harvest Lane and contacted Jodie Wollnick, Kane County Environmental Engineer, to see if homeowners could get assistance from the county in dealing with this problem. Mr. Dirks also met with Bryant Scharenbrach who is an urban soil specialist from Morton Arboretum to begin collaboration with the Arboretum on a multi year soil study. Dr. Scharenbrach will select ten trees and take samples of the soil and tree. If some of the selected trees are on private property Mr. Dirks will contact the homeowner for permission to use their tree for this study.

5. Other Business:

A. Nearby Property Development

Nothing new to report

B. Infrastructure

Currently the most important project will be to secure the retaining wall near the tennis courts. Several bids will be obtained.

6. Newsletter Items:

It was suggested that an article should be written for the newsletter encouraging residents to get together to negotiate favorable rates for tree removal and other services.

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 8:50 PM.