

The Windings of Ferson Creek – Homeowner’s Association
Approved Minutes of the November 13, 2006 Board of Directors Meeting

Homeowner’s Comments: Two homeowners were present, one to inquire about fencing and one as an observer only.

Attorney’s Comments: Our attorney was present to discuss several matters involving covenant violations including the parking of commercial vehicles, boats and trailers and storage of household good outside.

Meeting of the Windings Board of Directors was called to order at 8:25 PM.

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

Review and approval of the October 9, 2006 Meeting Minutes: A motion was made to approve the meeting minutes. This motion was seconded and carried by a vote of 8 for, 0 against and 0 abstaining.

Treasurer’s Report: The following was reported by Mrs. Jauch. Checking balance \$1,713.12, savings balance \$43,010.54, capital/restricted \$26,500.00, total \$71,223.66.

Committee Reports:

Covenants: Mrs. Greenberg reported that a trailer being parked on a lawn will be removed as soon as the residents have finished moving into the home. Attorney, Greg Hoskins provided the officially approved addendum to our covenants. This document was signed by Mr. Miller and Mrs. Nelson.

Landscaping and Maintenance: The flag at the entrance was removed while waiting for Com Ed to re-install the meter. Mr. Safbom will monitor the effectiveness of the compound being used to plug leaks in the pond. Stairs up to the deck at the west end of the pool have been extended and the planting area filled in. In an effort to reduce erosion the weeds on the banks of the creek will not be cut.

Security and Safety: Mr. Mittman is working with the Mothers Club to set up training for the Neighborhood Watch program. “Children Playing” signs will be installed soon.

Pool: The contract for 2007/2008 pool season has been signed. A 5% early first payment discount is in effect.

Clubhouse: Three new tables have been purchased for the clubhouse. A locksmith has replaced three damaged locks and the furnaces have been serviced.

Social: The table tennis social was held on the first Saturday in November. Thanks to Ann Everett for hosting this event. Santa’s party will be held on December 10th.

Architectural: Permission was granted for two residents to remove dead or dying trees from their property. A third resident was denied permission to cut down a healthy tree.

Publicity: No report.

Audit: Mr. Engel received no requests from homeowners for copies of the recent audit.

Environmental: Mr. Dirks will manage a controlled burn scheduled for December 2nd. Some of his many other

projects will include reducing erosion of the creek banks and planting beneficial native grasses and shrubs at the perimeter of the pond.

Nominating Committee: There was no response to an article in the Newsletter calling for candidates to run for three Board of Directors positions. The balloting process will proceed with the three incumbents running to fill these positions. A motion to close the nominations was made, seconded and carried by a vote of 8 for, 0 against and 0 abstaining.

Other Business:

Board Goal Monitoring: With the exception of a few items that have been put on hold or are awaiting action by a Board Member or vendor, goals are being met.

Nearby Property Development: The Chatham property now has a "For Sale" sign displayed.

Emerald Ash Borer: There is no new information on this issue. Recent messages left for Illinois Department of Agriculture's Warren Goetsch have gone unanswered.

Clubhouse Lighting: The poor and dated lighting in the main floor of the clubhouse will be replaced with new chandeliers. After discussion a motion to replace the old lights was made, seconded and carried by a vote of 7 for, 1 against and 0 abstaining.

Budget: Re-assignment of budget categories to include a specific infrastructure category was discussed. Mrs. Jauch will follow up on this.

Newsletter Items: A list of article was provided to the Board via e-mail by Mr. Miller in early November. The Newsletter will go to the printer before December 1st so that residents will have needed information on the candidates running for the December Board member elections and the Santa Party.

Adjournment: A motion to adjourn was made, seconded and carried by a vote of 8 for, 0 against and 0 abstaining. Adjournment was at 9:45 PM.

Susan Nelson, Secretary