

**The Windings of Ferson Creek – Homeowners Association
approved minutes of the November 10, 2008 Board Meeting**

Members Present: Bill Miller, Greg Jaxon, Denise Murphy, Doug Dirks and Susan Nelson. Paula Jauch joined the meeting, via telecommunication, at 8:40 PM. Absent: Pat Greenberg, Pat Johnson and Butch Safbom.

Homeowner’s Comments: Three homeowners were in attendance. One came to ask questions about trees being taken down for no apparent reason, another had questions about the wording of the new Kane County Ordinance and the third was there as an observer and potential Board nominee.

Mr. Miller took some time at this point to discuss some of 2008 Board goals. While many of the goals have been realized there are still some that need to be completed. Mr. Miller also noted his correspondence with the Kane County Board relative to Federal Funds for Foreclosure Crisis.

1. Meeting called to order by President, Bill Miller at 8:04 PM.

2. Review and approval of October 13, 2008 Meeting Minutes.

A motion to approve the October 13, 2008 Meeting Minutes, with a correction from September to August in the Publicity section of the notes, was made, seconded and carried by a vote of 5 in favor, 0 against and 0 abstaining.

3. Treasurer’s Report

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|---------------------------------------|-------------|
| St. Charles Checking | \$387.20 |
| St. Charles Capital restricted | \$26,500.00 |
| St. Charles Money Market unrestricted | \$33,381.34 |
| Total St. Charles Money Market | \$59,881.34 |
| Total Checking/.Savings | \$60,368.54 |

A motion to approve the Treasurer’s report was made, seconded and carried by a vote of 5 for, 0 against and 0 abstaining. It was also noted that there are 8 households in arrears with their assessments and liens have been filed.

4. Committee Reports

Covenants:

Mrs. Greenberg did not report. Mrs. Nelson did bring the Covenant Potential Improvement survey responses with her to the meeting for tabulation. Mr. Miller will tabulate and e-mail the results to Board Members.

Landscape and Maintenance:

Mr. Safbom e- mailed his report. He reports that the pond pump motor has been shut down and stored for the winter. The leak in the Arboretum water

valve has been repaired. Mr. Safbom will also be meeting with his committee to discuss naming the walking trails and the approval of a trail map. The Board voted unanimously to grant a modest bonus to our L&M contractor.

Security and Safety:

Mr. Jaxon reported a couple of damaged mailboxes over the Halloween weekend. Overall, however, vandalism declined in 2008. Mr. Jaxon looks for the Neighborhood Watch Program to be in place within the next few months.

Pool:

Mrs. Murphy has met with pool management companies and has received nearly identical estimates for the 2009 season. There will be an increase in cost due to factors such as higher labor rates, one week longer swimming season and the state mandated installation of a suction safety valve that must be in place before the pool can open.

Clubhouse:

A wedding was held at the clubhouse in October and in preparation for this event Mr. Safbom made repairs to a sliding glass door and also repaired some grout in the kitchen tile. The clubhouse has been reserved only once in November.

Social:

A Ping Pong Social will be held at the clubhouse on November 29th at 7:00 PM. Santa will visit the Windings on December 7th from 1:00 to 4:00 PM.

Architectural:

Publicity:

Mr. Jaxon is developing code to automatically collect listings of Windings homes for sale for our website. Mr. Jaxon is also hoping to develop a video of the Windings showing our neighborhood to its best advantage for posting to the website. Mr. Miller has developed a description of a fully augmented website that incorporates real estate professional recommendations for making the community more appealing.

Environmental:

Mr. Dirks received the permit from the Army Corps of Engineers for the Ferson Creek Erosion Project. The work could be finished as early as November. Mr. Dirks also represented WHOA at a meeting of an advisory board that will advise Morton Arboretum on how to provide information and support to homeowner's associations in an attempt to care for woodland resources. Sav-A-Tree has made the final treatment of affected trees.

5. Other Business:

A. 2008 Goals (Discussed earlier)

B. Nearby Property Development

No activity in nearby property developments due to the economy.

C. Infrastructure

Mr. Miller presented a rough plan for a re-do of the clubhouse restrooms adding a handicapped friendly unisex powder room for clubhouse rentals and keeping the existing plumbing in the showers and toilets for pool use. A motion to procure a plan from a professional builder was made seconded and carried by a vote of 6 for, 0 against and 0 abstaining.

D. Audit

Jane Hankison has finished the 2007 audit of our books without significant findings. Her report will be summarized in the December Newsletter. She has declined to perform this job in the future.

6. Newsletter Items

A newsletter will be published in early December. It was suggested that a calendar of newsletter publishing dates and date for article submission be published to the website. Bill Recker was unanimously chosen as Windings Volunteer of the Year.

7. Adjournment

A motion to adjourn was made, seconded and carried by a vote of 6 for, 0 against and 0 abstaining. Adjournment was at 9:50 PM.