

**The Windings of Ferson Creek-Homeowner's Association
approved minutes of the November 9, 2009 Board Meeting.**

Members Present: Bill Miller, Pat Greenberg, Doug Dirks, Greg Jaxon, Denise Murphy, Butch Safbom, Brock Miele, and Susan Nelson. Absent: Paula Jauch (Pat Greenberg was given Mrs. Jauch's proxy).

Homeowner's Comments: There were no homeowners in attendance. Mr. Miller discussed the planning meeting at 9:00 AM November 14, 2009 and the election of Board Members to be held in January 2010.

1. Meeting was called to order by President, Bill Miller at 7:57 PM.

2. Review and approval of the October 12, 2009 Board Meeting Minutes.

A motion to approve the October 12, 2009 Board Meeting Minutes was made, seconded and carried by a vote of 8 for, 0 against and 1 abstaining.

3. Treasurer's Report:

St. Charles Checking	\$717.26
St. Charles Capital/Restricted	\$26,500.00
St. Charles Money Market/Unrestricted	\$47,270.80
Total St. Charles Money Market	\$73,770.80
Total Checking/Savings	\$74,488.06

A motion to approve the Treasurer's Report was made, seconded and carried by a vote of 8 for, 0 against and 0 abstaining.

4. Committee Reports:

Covenants:

Mr. Miller and Mrs. Greenberg met with our attorney prior to the Board Meeting to make sure that the procedure for closing the covenant revision ballot is being done according to mandate.

Mrs. Greenberg recapped the vote to date. The 138 residents who have not voted have been contacted and encouraged to cast their ballots. So far only 36 of those contacted have returned ballots. Within the next week a note will be sent to those remaining non voters giving them an opportunity to vote before the ballot closes.

Landscape and Maintenance:

Mr. Safbom reported that the Arboretum sprinkler system has been shut down and Tru Green has made their final application. Mr. Safbom will be having surgery in December. Mr. Miele will take over his responsibilities during the recovery period.

Mr. Safbom introduced a motion to give Ray Regan a year end bonus of \$250.00. The motion was seconded and carried by a vote of 9 for 0 against and 0 abstaining.

Safety and Security:

Mr. Jaxon responded to a call from a resident about soliciting on Retreat Court.

Pool:

The pool is officially closed. The leak has been repaired and the budgeted cost of \$1,500.00 was exceeded by \$161.00 due to unexpected additional repairs.

Clubhouse:

To date only two rentals have been scheduled for November. During the scheduled cleaning on November 6th it was noted that there is mildew or a mold growing on the inside and outside of the closet wall in the main room of the clubhouse. Mrs. Nelson will have a mold remediation company come in and address the problem. Valley Maintenance was called about a loose paver on the steps in front of the clubhouse. They responded very quickly and repaired the problem. Ray Regan made repairs to the damaged fencing around the pool.

Social:

The November Ping Pong social has been cancelled. Santa will visit the Windings on December 6th from 2:00 to 4:00 PM.

Architectural:

There were no requests of the Architectural committee.

Publicity:

Mr. Jaxon reports that the MLS listing is being kept updated. He continues to work on the website photo gallery.

Environmental:

Mr. Dirks reported that in October Valley Maintenance created and mulched beds for bushes and native plants along the edge of the pond. Mr. Dirks also pruned the lower limbs of the younger trees along Arboretum and sent native tree price lists and ordering instructions to interested residents.

Nominating:

Mr. Miller sent each Board Member an email advising us of three residents who have agreed to run for vacant positions on the Windings Board. Most of the current Board Members had suggested names of potential candidates and Mr. Miller contacted all of them.

5. Other Business:**2009 Goals**

While there are several goals that have not been met, most have been accomplished in good time and order.

Nearby Property Development

No new information on property development.

Planning Meeting

The annual planning meeting will be held on November 14, 2009 at 9:00 AM.

6. Newsletter:

The 2008 audit report on Windings Finances was published in the last issue of the Newsletter. Mr. Miller's final "President's Keyboard" will be in the December issue.

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 9:10 PM.