

**The Windings of Ferson Creek Homeowner's Association  
Approved minutes of the November 14, 2011 Board Meeting.**

**Members Present:** Patrick Windsor, Brock Miele, Greg Jaxon, Bill Ahlers, Ann Hastert, Mark Powell and Susan Nelson.

**Homeowners Comments:** Rebecca Bramer attended the meeting representing the Women of the Windings. She discussed their plans to form a welcoming committee and for future Windings events such as Santa's visit. She was advised that there were two portable fire pits left at the clubhouse following the Fall Fest. She will see to it that the owners are notified. She was asked to extend thanks to the WOW for leaving the clubhouse in such great condition.

**1. Meeting called to order by President, Patrick Windsor at 7:45 PM.**

**2. Review and approval of October 10, 2011 Board Meeting Minutes.**

A motion to approve the October 10, 2011 Board Meeting minutes was made, seconded and carried by a vote of 7 for, 0 against and 0 abstaining.

**3. Treasurer's Report:**

St. Charles Checking	920.05
St. Charles Capital/Restricted	26,500.00
St. Charles Capital/Unrestricted	46,785.68
Total St. Charles Money Market	73,285.68
Total Checking/Savings	74,205.73

The Treasurer's Report was approved by a vote of 7 for, 0 against and 0 abstaining. The Board reviewed budgets submitted by each committee chairperson and Patrick Windsor passed out a copy of Profit and Loss Overview comparing budgets for 2011 and 2012. At the December meeting a combined budget will be proposed reflecting cuts where necessary.

**4. Committee Reports:**

**Covenants:**

Mrs. Hastert reported one complaint having to do with a very large RV parked in the driveway of a resident on Audubon Court in full view of their neighbors. A letter was again sent reminding them of the need to find storage off site.

**Landscape and Maintenance:**

Mr. Ahlers has scheduled a meeting with the lawn service provider to go over a list of items that will have to be addressed for the next mowing season. He will also advise the current provider that competing bids will be taken for the 2012 season. Bids are also being solicited for the plowing of the parking lot and the cleaning of the wall at the Arboretum entrance. Mr. Ahlers moved the hay bales left over from Fall Fest and positioned them around trees on the sledding hill. Once again the fence along Empire Road is in need of repair and two of the bridges over Ferson Creek are in poor condition.

**Security and Safety:**

Mr. Windsor reported that a resident noticed a white car driving slowly up and down Jens Jensen. Nothing further was reported about the car.

**Clubhouse:**

Mrs. Nelson reported that the clubhouse had been used for two private parties as well as Music under the Stars, Fall Clean Up and Fall Fest. After each use the clubhouse was left in excellent condition. New window treatments have been hung on the North windows and new paper towel dispensers have been installed in both bathrooms.

**Social:**

Upcoming social events were covered. The Women of the Windings will be in charge of Santa's visit and the Easter Egg Hunt.

**Architectural:**

Mr. Miele reported no new activity.

**Publicity:**

No report.

**Environmental:**

Mr. Dirks continues to monitor progress on the ravine work that was approved on August 15, 2011. Jonathan Koepke of ENCAP, Inc. advised Mr. Dirks that the work permit needed to begin the project has not been received and without it work cannot begin. Mr. Dirks also received notice from Jodie Wollnik that the County Division of Water Resources has agreed to a 50% cost share based on the dollar amount in the contract with ENCAP, Inc. and is conditional upon approval of the project upon completion.

Mr. Dirks has also continued to work with residents at the far end of Hidden Springs. A swale located on common property that at one time emptied into Ferson Creek has now re-directed and is running onto private property. A resident has offered to use his private equipment to re-channel the swale. Mr. Windsor will have our attorney provide authorization to work on HOA property. Two dead Ash trees were removed from the courtyard at the end of Copperwood Lane. Mr. and Mrs Dirks and Carol Ludeman removed huge honeysuckle and buckthorn bushes surrounding a large Oak tree on the hill south of the pond. The age of the Oak was estimated to be greater than 300 years.

**5. Other Business:**

**A. Board Position Candidates.**

Four of our Windings neighbors have agreed to run for the four open 2012 Board positions.

**B. 2012 Budget.**

Following discussion of the 2012 budget shortfall it was agreed to cut some expenses that could be put on hold until 2013.

**6. Adjournment:**

A motion to adjourn was made, seconded and carried by a vote of 7 for, 0 against and 0 abstaining. Adjournment was at 8:45 PM.