

**The Windings of Ferson Creek – Homeowner’s Association
Minutes of the October 9, 2006 Board of Directors Meeting**

Homeowner’s Comments: Two homeowners were present and each had an issue to discuss. A resident came to discuss the covenant that prohibits commercial vehicles from being parked overnight in driveways. Mrs. Denise Murphy, representing the Mother’s Club, was in attendance to talk about a problem with aggressive dogs on Ravine Drive. The Kane County Sheriff and Animal Control agency has been notified and will follow up with the dog owners.

Meeting of the Windings Board of Directors was called to order at 8:10 PM.

Present: Bill Miller, Pat Greenberg, Paula Jauch, Susan Nelson, Red Engel, Butch Safbom, Greg Mittman and Douglas Dirks. Absent: Patrick Johnson.

Review and approval of September 11, 2006 Meeting Minutes: A motion was made and seconded to approve the minutes. The motion was carried by a vote of 8 for, 0 against and 0 abstaining.

Treasurer’s Report: The following was reported by Mrs. Jauch: Checking balance \$923.70, savings balance \$54,213.49, capital restricted use \$26,500.00. Total Checking and savings \$81,637.19.

Committee Reports;

Covenants: Mrs. Greenberg reported sending out five letters of violation. Three concerned boats parked on lawns, one a camper parked on a lawn and one a commercial vehicle parked in a driveway.

Landscape and Maintenance: The dead Oak tree at the Northwest corner of the pool area has been cut down due to the large branches it was dropping on the pool area fence. Mr. Safbom will begin building stairs and fill in the deck at the diving board end of the pool. Routine maintenance this month has included the repair of the door jam in the women’s restroom and the ordering of materials to fix the leak in the pond. Mr. Safbom also cut up a storm downed ash tree and notified the I.D.A. Rehm Electric has repaired the motion lights at the clubhouse as well as the ground fault at the main entrance. A motion to approve payment to Rehm in the amount of \$825.00 was made, seconded and carried by a vote of 8 for, 0 against and 0 abstaining.

Security and Safety: Mr. Mittman will be meeting with the Mother’s Club to set up training for the Neighborhood Watch Program. He also reported that the stop sign at the clubhouse parking lot has been put in place.

Pool: Mrs. Greenberg reported that the pool has been officially closed by SPMS, the pool management service. The three year contract with SPMS expired at the end of the 2006 season and a new two year contract was reviewed by the Board. A motion to approve the new contract was made, seconded and carried by a vote of 8 for, 0 against and 0 abstaining. The new contract will increase our costs by 2.9% in 2007 and 2.8% in 2008.

Clubhouse: Mr. Mittman will have the furnace cleaning and air conditioning repair completed in October. Clubhouse rentals remain active and several dates have been reserved for October and November. Carpet replacement is being considered for 2007 and Mr. Mittman will get samples for consideration by the Board.

Social: This year's Huff 'N Puffer drew approximately 35 participants. Congratulations to the winners and thanks to the organizers of this event. Mr. Engel reminds everyone that the date for the table tennis tournament will be November 4th and that Santa's Party will be on Sunday December 10th.

Architectural: Mr. Johnson was out of town and had no report.

Publicity: Mrs. Jauch has been in contact with the web mistress and has been be advised that due to a new hosting service being implemented our e-mail push out program will be delayed another month or two.

Audit: A copy of the Auditor's report is available to residents upon request.

Environmental: Mr. Dirks has been in contact with a tree service in regards to providing the Windings with a tree monitoring service of our common grounds. He has also secured a permit for a controlled burn of some of our common areas and is seeking volunteers for a managed October or November burn.

Nominating Committee: The last Newsletter contained a note in the President's Keyboard article inviting any interested resident to place their names in nomination for any one of three director terms that will be expiring at the end of the year.

Other Business:

Goal Monitoring: Most goals set for 2006 have been accomplished. There are some that have been deferred until 2007 and some that are being worked on and will, hopefully, be completed by year's end.

Nearby Property Development: There is nothing new to report on nearby property development. Within the Windings a "stop work" order has been posted on lots 296, 297 and 298. The owner of these lots is expected to come to a future Board Meeting to explain his building plans.

Emerald Ash Borer: Mr. Miller e-mailed Mr. Goetsch of the IDA asking for some answers to questions we all have about the direction this issue is taking. Mr. Goetsch's

reply did not give any definitive answers. We will have to wait and see how and when this will be handled.

The Village of Campton Hills: There was a brief discussion of the possibility of nearby towns and subdivisions becoming part of the Village of Campton Hills. Residents are encouraged to share their views on this proposed Village with any Board Member.

Newsletter Items: Draft copies of the October Newsletter were circulated to Board Members for review and comment.

Adjournment: A motion to adjourn was made, seconded and carried by a vote of 8 for, 0 against and 0 abstaining. Adjournment was at 9:48 PM.

Respectfully submitted by Susan Nelson