

**The Windings of Ferson Creek – Homeowner’s Association
unapproved Minutes of the October 8, 2007 Board Meeting**

Homeowner’s Comments: One homeowner attended the meeting to ask who is responsible for a tree growing on common land that fell onto her property during the heavy rains in August.

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

Board Meeting called to order by President Bill Miller at 8:00 PM.

Review and approval of the September 10, 2007 Board Meeting Minutes. A motion to approve the Minutes was made and seconded. The motion was carried by a vote of 7 for, 0 against and 0 abstaining.

Treasurer’s Report: Mrs. Jauch reported the following: St. Charles Checking \$3,205.06, St. Charles Money Market/Restricted \$26,500.00, St. Charles Money Market/Unrestricted \$69,143.14, total St. Charles Money Market \$95,643.14, total Checking and Savings \$98,848.20, Un-deposited funds \$150.00. Total current assets \$98,998.20.

A motion to approve the Treasurer’s report was made, seconded and carried by a vote of 7 for, 0 against and 0 abstaining.

Committee Reports:

Covenants:

Mrs. Greenberg reported that a Covenant Committee meeting was held in September. The meeting centered on how to begin the process of covenant revisions and what changes will be considered. A presentation of proposed changes will be made to Board by mid next year.

Mrs. Greenberg had no new covenant violations to report.

Landscape and Maintenance:

Mr. Safbom reported that Chem Lawn will make the last application of fertilizer and weed control this week and that the sprinkler system on Arboretum will be shut down for the winter on October 11th. The pond project will be operational on October 10th. Light bulbs have been replaced on the clubhouse stairs and a men’s locker room door jamb needs to be replaced.

Security and Safety:

Mr. Mittman has been in touch with Lt. Kramer concerning a number of reported incidents in the neighborhood and will keep the Board informed. The Neighborhood Watch program will go forward as soon as Mr. Mittman and the Mother's Club can get together for a meeting.

Pool:

Mrs. Greenberg had no report. The pool is closed for the season.

Clubhouse:

Mr. Mittman has made a service appointment for the furnace to be cleaned and will be having the clubhouse cleaned as well. He will also be clearing the leaves from the clubhouse roof as they fall. He is still looking for a good buy on tables and chairs and informed the board of the need to install vents in both washrooms.

Social:

Good weather contributed to a good turn out for the Huff 'N Puffer on September 23rd. There will be a ping pong social on November 3rd. and Santa will visit on December 9th. Nancy Larzarz will head up the garage sales in June 2008 and Tim Sherman and Rick Kolhoff will host next year's golf outing. The ladies luncheon will be held at Royal Fox Country Club on November 30th.

The annual audit is in progress.

Architecture:

Mr. Johnson e-mailed that he had no report for October.

Publicity:

Mr. Jauch had no October report.

Environmental:

Mr. Dirks announced that the Department of Agriculture has awarded the Windings a grant for stream bank restoration. Under a 75% - 25% cost share we would be responsible for 25% or \$4,625.00 with the Dept. of Agriculture paying 75% or \$13,875.00. A motion to approve this expenditure was made, seconded and carried by a vote of 7 for 0 against and 0 abstaining. Mr. Dirks was also in contact with Shamokin Tree Care Service for a quote on pruning dead wood from the Maple trees on Arboretum. The quote for pruning

28 trees was \$2,240.00. A motion to approve the pruning and removal of one tree was made, seconded and carried by a vote of 7 for, 0 against and 0 abstaining.

Mr. Dirks is also seeking volunteers for the proposed sedge meadow burn on November 3rd.

Nominations:

Mr. Engel placed an article in the Newsletter informing residents of the up-coming Board election and asking anyone interested in filling one of the available positions to contact him.

Other Business:

2007 Goals Review:

Mr. Miller's monthly Goals Monitoring shows excellent progress in those infrastructure projects that were undertaken this year. Good to very good progress is shown in other areas.

Nearby Property Development:

Mr. Miller had no new information on this subject.

Infrastructure:

All major projects have been completed with the exception of the Clubhouse Front Entrance Renovation which is delayed until 2008.

Newsletter Items:

The December Newsletter is issued early in the month so input to the editor must be received by mid November.

Adjournment:

A motion to adjourn was made, seconded and carried by a vote of 7 for, 0 against and 0 abstaining. Adjournment was at 9:45 PM.

Susan Nelson, Secretary