

The Windings of Ferson Creek – Homeowner’s Association
Approved minutes of the October 11, 2010 Board Meeting

Members Present: Pat Greenberg, Ann Hastert, Greg Jaxon, Brock Miele, Bill Ahlers and Susan Nelson.
Absent: Patrick Windsor, Doug Dirks and Paula Jauch. Mrs. Greenberg had Mr. Windsor’s proxy and Sue Nelson had Mr. Dirks’ proxy.

Homeowner’s Comments: Three members of the Windings Women’s Club were in attendance to discuss the up-coming First Annual Pumpkin Fest. This event will be held on October 23 at the clubhouse and will include shared snack type foods, contests and a bon fire. The festivities will be open to all residents of the Windings. The Board will make a \$200.00 contribution to cover some of the expenses. Donations from residents attending the fest would also be appreciated.

1. Meeting called to order by Vice President, Pat Greenberg at 8:05 PM.
2. **Review and approval of the September 13, 2010 Board Meeting Minutes.**
A motion to approve the September 13, 2010 Board Meeting Minutes was made, seconded and carried by a vote of 6 for , 0 against and 0 abstaining.

3. Treasurer’s Report.

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|---------------------------------------|-----------|
| Checking/Savings | 616.52 |
| St. Charles Capital/Restricted | 26,500.00 |
| St. Charles Money Market/Unrestricted | 70,204.51 |
| Total St. Charles Money Market | 96,704.51 |
| Total Checking/Savings | 97,321.03 |

Mr. Jaxon reminded Board Members to have their budgets ready for the November meeting.

4. Committee Reports:

Covenants:

During the past month no new ballots have been received. The Covenant Change balloting will close at the end of December.

Landscape and Maintenance:

Mr. Ahlers reported that our landscape contractor has taken down a number of trees and will continue to remove those that are of a manageable size and that our budget allows for. The fence along Empire road is in serious need of repair. Mr. Ahlers is currently seeking bids from several sources. Mr. Ahlers also spoke to the Township office about cleaning out the culvert on Ravine.

Security and Safety:

Mr. Jaxon reported no activity.

Pool:

Mrs. Greenberg requested bids from three pool management companies. Our current supplier, SPMS, and Aqua Guard responded. SPMS offered a two year contract with no increase for 2011 and a 3% increase for the 2012 season. Aqua Guard's bid was slightly less but provided fewer services. Mrs. Greenberg went over both bids and suggested we renew our contract with SPMS. A motion to renew the SPMS contract was made, seconded and passed by a vote of 6 for, 1 against and 0 abstaining. As part of the contract SPMS agrees to clean the bathrooms at the end of each day the pool is open. A list of the expected cleaning functions will be sent with the signed contract. Mrs. Greenberg is retiring from the Board in January but has graciously volunteered to be on hand to assist the Board Member who will take over the pool duties.

Clubhouse:

During the past month the clubhouse was used four times. Three of these uses were for community events. A length of gutter has been installed on the pool side of the clubhouse west of the sun deck. This was done in an effort to prevent further leaking in the basement. The leaves will be cleaned off the flat roof portions of the clubhouse once a week until all the leaves have fallen. In the past we have had leaking due to leaves clogging the drains in these areas.

Social:

Mrs. Hastert reported that the Men's golf outing on September 11th was well attended. Coming events are the Pumpkin Fest on October 23rd and a visit from Santa on December 5th. Both of these events are sponsored by the Windings Women's Club.

Architectural:

Mr. Miele reported no new activity.

Publicity:

Mr. Jaxon reports that the web site is in good shape and that our Facebook page has 88 friends.

Environmental:

Mr. Dirks was out of town and did not attend the meeting.

5. Other Business:

- A. Nearby property development.
Nothing new was reported.
- B. Infrastructure
See Landscape and Maintenance
- C. 2011 Budgets
Budgets are due at the November meeting.

6. Newsletter Items:

The Women's Club will publish meeting times and events.

7. Adjournment:

A motion to adjourn was made, seconded and carried by a vote of 6 for, 0 against and 0 abstaining.