

**The Windings of Ferson Creek – Homeowner’s Association
Minutes of the September 11, 2006 Board of Directors Meeting**

Attorney Comments: Mr. Hoskins was not present at the meeting.

Homeowners Comments: The meeting was not attended by any homeowners.

Meeting of the Windings Board of Directors was called to order at 7:40 PM.

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

Review and approval of the August 14, 2006 Meeting Minutes: A motion was made and seconded to approve the minutes. The motion was carried by a vote of 9 for, 0 against and 0 abstaining.

Treasurer’s Report: The following was reported by Mrs. Jauch: Checking balance \$460.68, savings balance \$68,200.49, savings, restricted use \$26,500.00, total cash \$95,161.17. A motion to approve the Treasurer’s report was made, seconded and carried by a vote of 9 for, 0 against and 0 abstaining.

Mrs. Jauch also requested Board Members to submit any planned expenditure for the fourth quarter of 2006 and for the year 2007 so that a budget can be made and approved.

Committee Reports:

Covenants: Mrs. Greenberg reported no new covenant violations this month. Those residents still parking boats and other vehicles on lawns must have them removed by the end of September.

Mrs. Greenberg also spoke to our Attorney who will prepare an official addendum to our covenants for inclusion in new homeowner packages and on our website. In the interim Mrs. Jauch has been attaching a copy of the covenant changes for all the new homeowners.

Landscape and Maintenance: Mums will be planted at the main entrance and a quote will be obtained for the removal of a large Oak tree near the pool. Work on the clubhouse included repairs to the front stairs, patching of the wall in the foyer and repairs to the door jam in the women’s bathroom. Planned projects are the building of stairs at the west end of the pool deck, location and repair of the ground fault at the main entrance, repair of the pond leak, and the survey of common property abutting a residents property. Motion detector lights for the clubhouse and signage for the Cranberry and Ravine entrances are also being looked into.

Safety and Security: Mr. Mittman reported that the Mothers Club will have all necessary information to begin the Neighborhood Watch program by the end of September. The parking lot stop sign will go in this week. The Sheriff's office will keep Mr. Mittman abreast of any problems that are reported in the neighborhood. Mr. Mittman also responded to a complaint about a loud party at the Villas.

Pool: The pool closed on September 5th and the repairs deemed necessary to have our Illinois State license renewed for the 2007 season have been made.

Clubhouse: The plumbing work in the shower rooms has been completed. The stairs have been repaired and the wall in the foyer has been patched and finished. An appointment has been made to have the furnace serviced and a pipe on the air conditioning unit fixed. A motion was made, seconded and carried by a vote of 9 for, 0 against and 0 abstaining to raise the rental fee from \$40.00 to \$50.00 effective 10/1/06.

Social: Music under the Stars had an estimated 150 – 200 people in attendance. Thanks to Mark Sannita for booking the band and running the event. The Men's Golf Outing drew 45 golfers. Paul Halberstadt had a hole in one! Mr. Engel is going review with the event coordinator a suggestion the "Men's Golf Outing" be open to all Windings residents.

Architectural: Mr. Johnson granted permission to a resident to add a patio to their home. A reminder that trees over 6" in diameter cannot be cut down without approval. Electronic fences are the recommended means of dog containment and should be effective if the dog is properly trained and the collar is properly set.

Publicity: Mrs. Jauch had no publicity report.

Audit: The 2005 audit has been completed and approved. The October Newsletter will contain a summary of this audit.

Environmental: Mr. Dirks is speaking to several sources about tree monitoring services for our neighborhood. He is also in contact with environmentalist, Mary Zaander, who has offered guidance and suggestions about what residents can do to preserve the areas of common ground. She is also offering suggestions on possible funding sources for this work. Edith Makra of the Morton Arboretum will lead a tree identifying walk through the Windings on September 24th.

Nominating Committee: The nominating committee will consist of Board Members Bill Miller, Pat Greenberg and Red Engel and non Board Member Greg Palagi.

Other Business:

Goal Monitoring: Many of the goals that monitored on a monthly basis by Mr. Miller have been reached. Some have been put on hold and others are being worked on. The status of each of the goals was updated at the September meeting.

Nearby Property Development: There is no new information available.

The Emerald Ash Borer: The Emerald Ash Borer continues to be the most important issue facing our community. At this point we have no exact numbers of trees involved nor do we know what kind of assistance we can expect from state and federal agencies. The Board has reviewed and discussed options identified by attorney Greg Hoskins in the event the State requires the property owners to pay for tree removal.

Newsletter Items: The next Newsletter will be published on October 15, 2006. Mr. Miller will cover items such as The Board of Directors Elections Nominating Committee in his monthly President's Keyboard.

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

Submitted by Susan Nelson, Secretary