

**The Windings of Ferson Creek – Homeowner’s Association  
approved minutes of the September 14, 2009 Board Meeting.**

Members Present: Bill Miller, Butch Safbom, Pat Greenberg, Doug Dirks, Brock Miele, Paula Jauch, Greg Jaxon, Denise Murphy and Susan Nelson.

**Homeowner’s Comments:** No homeowners were in attendance. Terry Dowling made a presentation of three plans to the Board regarding the proposed remodel of the clubhouse restrooms. Mr. Miller asked Mr. Dowling to draw up a fourth plan that would allow for more use of infrastructure currently in place.

1. Meeting called to order by President, Bill Miller at 8:03 PM. At this time Denise Murphy, Bill Miller and Butch Safbom announced their plans to retire from the Board in January. Some suggestions for replacements were made by Board Members. Mr. Miller took note as he is the Nominating Committee Chair.

**2. Review and Approval of Board Meeting Minutes.**

A motion to approve the August 10, 2009 Board Meeting Minutes was made, seconded and carried by a vote of 6 in favor, 0 against and 3 abstaining. Those abstaining had missed the previous meeting.

**3. Treasurer’s Report:**

St. Charles Checking	\$430.91
St. Charles Capital/Restricted	\$26,500.00
St. Charles Money Market/Unrestricted	\$67,224.64
Total St. Charles Money Market	\$93,724.64
Total Checking/Savings	\$94,155.55

**4. Committee Reports:**

**Covenants:**

Mrs. Greenberg sent a letter to a resident regarding a trailer parked on their driveway. Mrs. Greenberg, along with several other Board Members, will begin a calling campaign to encourage those who have not voted to return their Covenant Change Ballots.

**Landscape and Maintenance:**

Mr. Safbom reported that Monacaras Landscaping filled in low areas and planted grass on Arboretum. The charge for this was \$500.00. For an additional \$100.00 fill and planting was done where trees had been removed. Tru Green is expected to make their final application next week. Clubhouse work included the installation of an electrical outlet in the basement store room and the repair of a light in the parking lot. Mr. Safbom also cleaned the filters in the pond air pump.

**Security and Safety:**

A Windings resident called the sheriff’s office to report a paint ball game that took place in one of the neighborhood ravines. The gentleman was concerned that this kind of activity would put the younger

children in the area at risk. Mr. Jaxon spoke with him and invited him to come to a Board meeting to express these concerns. A two car crash occurred at Empire Road and Ravine. There were no injuries or property damage. After a mass mailing to 121 email addresses the ALERTS mailing list now has 50 subscribers, including 6 cell phones.

**Pool:**

The pool is now closed and repair to a leak is scheduled for later this month, weather permitting.

**Clubhouse:**

Mrs. Nelson reported that the clubhouse was used four times in August and has been reserved three times in September. It was discovered that the window well covers had been removed and the kitchen door damaged. Mr. Safbom replaced the window well covers and will make the necessary repairs to the door.

**Social:**

The Coed Golf Outing organized by Nancy Lazar and Dave Henry proved to be a big success. Plans are underway for next year. The Men's Golf Outing had a lower than expected turnout, but those attending had a great time. Major Junction performed at Music Under the Stars. Reviews were mixed.

**Architectural:**

Mr. Miele's committee had no requests.

**Publicity:**

Mr. Jaxon reports that the MLS listing page on our website is getting 7+ hits a day. There are nine detached homes and four villas currently for sale in the Windings.

**Environmental:**

Mr. Dirks supervised the planting of five new trees on Arboretum. Valley Maintenance planted the new trees and will continue to water them for the remainder of the warm weather. Save-A-Tree fertilized the roots of the mature trees on Arboretum. Arborist Judy Markowski will make an inspection tour of the trees on common property.

**Nominating:**

Mr. Miller will put together a list of residents who might be interested in filling a Board vacancy. It was noted that if Board Members know of anyone who may be interested in running they should share that person's name with Mr. Miller.

**5. Other Business:**

A. 2009 Goals

The goals for 2009, with a few exceptions, have progressed nicely.

B. Nearby Property Development

No new information.

C. Infrastructure

Several projects are being considered. Some, because of cost, will have to be done in stages.

**6. Newsletter Items:**

Three persons interested in filling the Newsletter Editor position have come forward. Current Editor, Jane Hankison will interview them and make the choice.

**7. Adjournment:**

A motion to adjourn was made, seconded and carried by a vote of 9 for, 0 against and 0 abstaining. Adjournment was at 9:35 PM.