

Windstone Community Association II
Board of Directors Meeting
March 7, 2017
Sugar Grove Fire Station

Board Present: Steve Risch, Susan McKenna , Tim Busa, Tim Dyer , Sandra King, Sue Clementz,
Owners Present: Jeff & Paul Banka, 681 Greenfield
Others Present: Peggy Barry, Baum Property Management.

Call to Order:

- The meeting was called to order @ 6:47 p.m. by Steven Risch.

Minutes:

- On motion by Susan McKenna, second by Sue Clementz, the December 6, 2016 minutes were unanimously approved.

Treasurer's Report:

- On motion by Tim Busa, second by Sandra King the financial reports for month ending February 28, 2017 were unanimously accepted as presented.
- The 2016 state and federal tax returns and 2016 audit have been completed by Cukierski & Cochran. The Board President has signed both returns and the audit Representation Letter for remittance.

Management Report presented by Peggy Barry.

Owner Forum

- Jeff & Paul Banka ask that the fence restriction, per the Declaration, be reviewed by the Board and opened up for input by other owners. The Barkas and director Tim Busa agreed to look into the matter with fellow homeowners and bring their findings back to the Board.

Garage Sales

- Sandra King will coordinate garage sale dates with Prestbury and Village then get communications out for the website and fliers to homeowners.

Storm Drains

- Association responsible for maintenance and repairs; Reserve expense.
- Steve Risch reported speaking with a civil engineer. The outflow has separated from the other section. The process for repair would be to remove the outflow section, scrape it out, restore it and fill with rocks, then reattach the two sections.
- Agreed that the drain by the pier may be difficult to access and question of how to get rip rap (rocks) to it.
- Steve Risch agreed to contact an underground plumbing contractor for feedback and assistance in creating specifications to pursue quote in June and Target July/August for work.
- Susan McKenna will contact owner Jeff Jordon about putting caution tape back up for safety purposes.

Spillway Maintenance

- On motion by Susan McKenna, second Steve Risch, Pizzo proposal spillway vegetation eradication unanimously approved.

Dam Safety & Maintenance

- In late 2015, there was Board discussion of the need to pursue concept and costs for repair to the dam where is has eroded underneath.
- Pizzo assessed the dam and reports no cracks in the dam itself. They recommended large, boulder-size, rocks be installed.
- Board agreed that civil engineer should be bought in to assess the situation and provide recommendation(s).
- Steve Risch agreed to make contact with engineer David Burrows at EEI for input on a potential solution.

Sidewalk Replacement

- In 2016, the village confirmed the broken, sunken sidewalk at the bridge would be on the replacement schedule.
- Susan McKenna agreed to contact the Village to see when that replacement is scheduled to be completed.

Tree Maintenance

- Board to develop plan for plantings/replacements in spring 2017, with Susan McKenna as lead.
- Board to schedule spring drive-around to assess tree stock throughout the Association.
- Peggy Barry directed to contact Tim Norris at Spring Bluff Nursery to assess the tree stock and report back. Board authorized payment for his time, if necessary.
- On motion by Susan McKenna, second by Tim Busa, Board unanimously approved Zimmerman Pine Moth treatments for Denny and Bliss Road are at \$345.00 and Tudor Court are at \$299.00.

Inspection Process

- Tim Dyer and Sandra King working on defining and revising the inspection process, expectation, reporting and fine schedule. Property Manager forwarded samples of fine schedule from other associations.

DMRC

- Board to monitor Lot 132 where a builders sign has been installed.

Amended Declaration

- On motion by Steve Risch, second by Sandra King, Board unanimously approved directing legal counsel to revised the Declaration and Bylaws to reflect compliance with existing legislation pertaining to homeowners associations not to exceed \$2,750.00.

Pond Buffer

- Board directed Peggy Barry to prepare correspondence for owners backing up to the pond that they are not to mow to the shoreline, buffer being established and note consequence of potential fine if found to be in violation.

Pond Buffer

- Map to be secured from County website or plat or survey for common area(s).

Pier Parameters

- Pier provisions and Lake Rules provided to Board.

Tennis Court Trash Removal

- Because the trash removal is a part of the landscaping contract, it only is taken care of during that April 1 to November 15 season.
- Peggy Barry directed to secure quote from current landscaper and others for bi-weekly removal from November 15 through March 31.

Tennis Court Fencing

- Board will discuss and look at potential cost for fully fencing the tennis courts.

Power at Entrance

- Lights are not working on the south side of the Bliss Road entrance due to power continuity being interrupted a from a missing neutral wire.
- Steve Risch will contact electrician Greg Long for repairs to eb made.

Adjournment at 9:032 p.m.

Respectfully submitted,
Susan McKenna, Secretary
Peggy Barry, Baum Property Management