

WINDSTONE COMMUNITY ASSOCIATION II
BOARD OF DIRECTORS MEETING
MARCH 3, 2020
Sugar Grove Fire Station

CALL TO ORDER: The meeting was called to order at 6:48 p.m. by President, Vivian Porretto.

BOARD PRESENT: Tim Dyer, Susan McKenna, Eileen Rives, Vivian Porretto.

OWNERS PRESENT: Vishal Malhotra, Nancy and Russ Newcomb, Stephanie Douglas, Brent LoDestro.

OTHERS PRESENT: Tina Straits, RealManage Property Management – 7:04 p.m. arrival.

Due to the fact that the three homeowners attending the Board Meeting were only there for violation hearings, the Board decided to start the meeting with the Executive Session.

On motion by Vivian Porretto seconded by Eileen Rives, the Board unanimously adjourned the general session and convened the Executive Session -- 6:55 p.m.

On motion by Eileen Rives seconded by Tim Dyer (approximately 8:34 p.m.), the Board unanimously adjourned the Executive Session and had a brief discussion with the Management Company about better preparing for the Board Meetings (lack of RM documentation).

On motion by Eileen Rives seconded by Susan McKenna (approximately 8:39 p.m.), the Board unanimously re-convened and proceeded with the Board Meeting.

MINUTES:

On motion by Susan McKenna second by Tim Dyer, the December 10, 2019 Board Minutes were unanimously approved – 8:41 p.m.

TREASURER’S REPORT as of November 30, 2019:

The Board continues to have questions/issues as to where (which categories) certain charges were placed in the budget, as well as continued questions about moving the budget(s) from the Baum system (Tops) over to the CiraNet system. We are working with the Management Company to clarify/correct the continuing issues. Tina has committed to working with Jeff Jordan (volunteer Treasurer) and RealManage’s financial department on the CiraNet transition so that there are no missteps on categorization, etc. The interest rate issues are still being corrected.

We should note that there are continued Administrative services charges from RealManage that are in question; RealManage still hasn’t had a chance to reconcile anything. Once again we pointed out that it appears that we may be double charged for some of the Administrative costs.

As of the end of January 31, 2020 we had \$179,772 in our Operational Budget and \$285,580 in the Reserve fund. Assessments collected through February 28, 2020 are at \$91,206. There were no other questions about the budget.

UNFINISHED BUSINESS:

- Dispute Resolution Approval
- The Ombudsman documents were signed.
- Kramer Tree Specialists:
 1. Proposal #403001
 2. Proposal #403001

On motion by Eileen Rives second by Vivian Porretto, all of the above contracts were unanimously approved by the Board, signed, and handed off to Tina for processing – 9:25 p.m.

NEW BUSINESS

- Due to COVID-19 concerns, we are not quite sure what the futures holds. We will continue with maintenance projects/contracts and act as appropriate as news is received via the Illinois government.
- 2020/21 Capital Projects (Reserve Study)
 1. Lake and Spillway Sediment
 2. Lake Aerators/Bubbler System
 3. Lake garbage cans
 4. Tennis Court(s) – resurfacing
 5. Tennis Court(s) – benches need to be replaced
 6. We need a diversity policy drawn up for our rules and regulations document. Attorney will be contacted for this information.

It should be noted that there will be a much longer list if our Contractors remain open for business.

The Board briefly discussed the above Capital Projects and decided to table the discussion until Spring/post COVID concerns.

On motion by Eileen Rives, seconded by Vivian Porretto, the Board unanimously adjourned the Board meeting – 9:58 p.m.

Respectfully submitted,
Eileen Rives
Board Secretary