



**Windstone Community Association II Inc.
(aka Windstone/Black Walnut Trails 6, 7, 8)
Board of Directors Meeting -- Sugar Grove Fire Station**

December 10, 2024

The meeting was called to order later than usual because a discussion arose regarding a new development that has/had been applied for at the intersection of Bliss and Denny Roads. Silverthorne Development (also building homes in Elburn) applied to build a highly dense neighborhood of single-family homes and townhomes that would be undesirable to homeowners of Windstone/Black Walnut Trails 6, 7, 8, that simply did not fit in with the other neighborhoods in this area. The discussion included who to call/email at the village and village board levels as well as what had already been done. It was also mentioned that there was a petition circulating regarding the situation. (The developer has since withdrawn his request to build.)

Call to Order

The meeting was called to order at 6:34 p.m. by Eileen Rives, Secretary.

Board Present

Susan McKenna, Treasurer; Eileen Rives, Secretary (Vivian Porretto was absent).

Homeowners Present

Peter Rives, Sue Dyer, Delaney Diffendal, Marilee Bielski, Jeff Gengler

Approval of Agenda

On motion by Eileen Rives, seconded by Susan McKenna the Board approved the agenda.

Approval of Board Meeting Minutes – September 10, 2024

On motion by Susan McKenna, seconded by Eileen Rives, the Board approved the Minutes of the Board Meeting – September 10, 2024.

Treasurer's Report

Susan McKenna reported that as of November 30, 2024, there was approximately \$112,530.39 in the operating fund, \$108,242.98 in the Old Second Reserve Fund, and \$223,233.00 in the First Security Community Bank Reserve Fund.

On motion by Eileen Rives, seconded by Susan McKenna the Board approved the Financial Report.

Old business was discussed as follows: Tennis court replacement has been pushed into 2025 due to lack of bids being received. Tennis court driveway is complete. Hinges for tennis/pickleball door closures are also complete.

The damage caused to the Queens Gate Bridge by the vandalized/relocated buffer sign still requires fixing. Susan is getting bids.

The large Pier replacement should be completed in the first quarter of 2025.

The Board went on to ratify the following:

On motion by Susan McKenna and seconded by Eileen Rives, The Board approved the official 2025 Quarterly Meeting dates.

On motion by Eileen Rives and seconded by Susan McKenna, the Board approved Legal Fees for the last quarter.

On motion by Eileen Rives and seconded by Susan McKenna, the Board approved the final tree maintenance payment (\$9,415).

Homeowners' Forum

There was a bit more discussion regarding the proposed development next door.

A ball catcher for the pickle ball court was discussed. This has been requested for two years now and has been pointed out as a safety issue.

Commercial vehicles, including a utility trailer now, have been brought to the Board's attention several times now. The governing documents state that there will be no commercial vehicles parked in the driveways of our homes. Susan explained that the Board has been working on a resolution to this issue, but is not at liberty to discuss the particulars.

Kids/young adults causing issues in the neighborhood were also brought to the Board's attention again. The Board reiterated that 911 should be called if anything out of line is occurring around the lake or in the neighborhood.

Adjourn Meeting

On motion by Susan McKenna and seconded by Eileen Rives, the Board meeting was adjourned at 7:34 p.m.

Respectfully submitted,

Eileen Rives
Board Secretary