

Windstone II Homeowners Association
Minutes of the Board Meeting
Sugar Grove Fire Department, Route 30
December 2, 2014

APPROVED 3-3-2015

Meeting was called to order at 6:45 pm

Board Members Present: Mark Tondera, Susan McKenna, Steve Risch, and Vivian Porretto

Minutes of the September 2, 2014 Meeting were approved. Motion by SR seconded by SM. Approved by the Board

VP resigned her position as President and made a motion to elect SR as President. Motion seconded by SM; unanimous approval

Debra Tellshow had resigned her position after the last Board Meeting. Board unanimously accepted DT's resignation. SR made a motion to nominate SM to the position of Secretary. VP seconded the motion; unanimous approval

SR made a motion to nominate Mark Tondera to Treasurer. VP seconded. Unanimous approval.

Treasurer's Report—Daphne Morton Association's manager explained the Treasurer's report. The Board discussed the 2015 Budget. Board unanimously agreed the assessments were too high for 2015. The Board discussed and unanimously agreed to reduce to \$6K- Maintenance Supplies and Replacement.

Board unanimously agreed to reduce to \$10K Tree Maintenance & Removal.

Board unanimously agreed to reduce the Operations Budget to \$30K and to put excess monies into the Reserve Fund.

SR made a Motion to approve 2015 Budget with a \$400.00 annual assessment. VP seconded the motion.

Board discussed lawn maintenance bids:

CS Enterprises	\$33,440.00	\$4,180/months	April 1-Nov 30, 2015
Wheaton Landscape*	\$96,000.00	\$4,000/24 months	April 1, 2015-Nov 30, 2017
American Tree & Turf	\$23,376.00	\$2,922.00/month	April 1-Nov 30, 2015

*Three (3) year pricing.

Daphne Morton, Association's manager discussed the management report with the Board.

There was a proposal from Two Brothers for \$1,340.00 to power wash the Large Pier and the Bridge on Queens Gate Circle. Motion made by SM to accept Two Brothers proposal. Seconded by SR. Unanimous agreement

Board voted to make Key & Costello the Association's Registered Agent. SR motioned to accept proposal; seconded by SM. Unanimous agreement.

Board voted to approve Environmental Aquatics' proposal for \$9K/yr maintenance of the lake. SR made motion to accept proposal; VP seconded. Unanimous agreement.

The Board tabled several issues:

The Lawn Maintenance proposals.

Pizzo proposal for lake plantings—set up meeting after Holiday

SR proposed new lighting at the front entrance. The lights at the front entrance have stopped working. SR proposed low level decorative walk way lights; municipal quality LED lights. Median front entrance lights budget would be \$16K.

2015 Board meetings were set at: March 3, June 2, September 1, and December 1.

Meeting was adjourned at 9:09 pm

Vivian E Porretto
(in the absence of a Secretary)