



**Windstone Community Association II Inc.
Board of Directors Meeting
September 12, 2023
Sugar Grove Fire Station**

Call to Order: The meeting was called to order at 6:50 p.m. by President Vivian Porretto.

Board Present: Vivian Porretto President, Susan McKenna Treasurer and Secretary Tim Dyer.

Owners Present: Sue Dyer, Jeff Gengler, Ashley Samuel, Greg Shell, and William Kelly.

Approval of Agenda:

On motion by Tim Dyer, seconded by Susan McKenna, the Board unanimously approved the agenda.

Approval of Board Meeting Minutes of June 6, 2023:

On a motion by Susan McKenna, seconded by Tim Dyer, the Board ratified the unanimously approved June 6, 2023 meeting minutes.

Treasurer's Report:

Financials:

Sue Dyer: Sue reported as of August 31, 2023, there was \$ 110,770.87 deposit in the Operating Fund, \$126,615.72 in the Old Second Rdserve Fund and \$200,750.79 in our First Secure Community Bank Reserve Fund.

Ratify Approval of Attorney Invoices:

On a motion by Tim Dyer and seconded by Susan the Board unanimously approved \$1,852.12 for services.

Ratify Terms of Collection Accounts to Attorney:

On a motion by Tim Dyer, and seconded by Susan, the Board unanimously approved the terms of collections for the three (3) accounts sent to the attorney.

Ratify Approval Accountant's Invoices June 2023 thru August 2023:

On a motion by Susan McKenna and seconded by Vivian Porretto, the invoices for \$3,570.00 for our accountant's services were unanimously approved.

Ratify the Approval of Reserve Study Contract/Invoice:

On a motion by Susan McKenna and seconded by Tim Dyer the Board unanimously approved \$2,000.00 final payment of \$4,000.00 contract to Reserve Advisors.

Approval of Financial Report:

- On motion by Susan McKenna, seconded by Vivian Porretto the Board unanimously approved the Financial Report.

New Business:**Ratify Electronic Voting/Policy Process:**

- On motion by Susan McKenna, and seconded by Tim Dyer the Board unanimously approved the Electronic Voting/Policy Process.

Ratify Appointment of Eileen Rives to the BOD June 20, 2023.

On motion by Susan and seconded by Tim the Board unanimously approved Eileen Rives appointment to the Board.

Acceptance of Resignation of Eileen Rives - September 7, 2023.

On motion by Susan and seconded by Tim the Board unanimously approved Eileen Rives resignation from the Board.

Ratify Contract for Removal of Trees (Paulo and Sons)

On motion by Susan and seconded by Tim the Board unanimously approved \$975.00 for trees removed from Denny Rd.

2022 Audit and Taxes Update: Sue Dyer informed the audits have been brought to date and 2022 is complete with requests made from Auditor. Final copy for signature is forthcoming. Susan McKenna stated the tax forms have been mailed.

Ratify EAM Storage Contract:

On motion by Tim and second by Susan the amount of \$600.00 for winter storage was unanimously approved by the Board.

Old Business:

Violations Report: Tim Dyer reported there were 33 violations. All are based on the R&R's and most are courtesy notices. He briefly explained the process. He stated there is an 18-month window for violations and the reason we do not have 12 months is so people don't take advantage.

DMRC Report: Susan reported there were 20 requests. Two dropped their project until further notice.

Homeowner Forum:

Ashley Samuel had previously requested via email for information for a Little Free Library that would be placed on a property. Susan McKenna gave all the information she obtained from the Village of Sugar Grove. This would require a building permit and it was discussed as to the

amount that is involved with her great idea to be completed. She thanked the Board for the information and would investigate further.

Jeff Gengler asked the Board if anything can be done about the ongoing issue with Commercial Vehicles being parked in driveways. We acknowledged the issue but stated without more resources to take pictures during late nights, it was hard to enforce. The Board expressed agreement something should be done if possible.

William Kelly informed the Board about an incident with a dog. He gave a lengthy story about his encounter and his reporting it to the authorities. Susan stated the Village of Sugar Grove and the Kane County Animal control are his options, which according to his story he has contacted.

Recess to Executive Session Closed Session:

On motion by Susan and seconded by Vivian the meeting was adjourned to executive session at 8:05 PM

Reconvene Meeting:

On motion by Tim Dyer and second by Susan McKenna the Board meeting was reconvened at 8:45 PM

Adjourn Meeting:

On motion by Susan McKenna and seconded by Vivian Porretto the Board meeting was adjourned at 8:50 PM

Respectfully submitted,

Susan McKenna