

A meeting of the Board of Directors of the Windstone Community Association II was held on December 6, 2011 at the Sugar Grove Fire Station.

The meeting was called to order at 6:45 pm by President, Vivian Porretto.

Present: Vivian Porretto, President; Mary Ott, Treasurer; Debbie Tellschow, Secretary; Steve Risch, Director; Susan McKenna, Director; Gary Skaletsky, Director

Also present: Sue Dyer, Jim Marchigiani, Nancy Skaletsky

A motion was made by GS and seconded by MO to approve the minutes of the September 6, 2011 meeting. Vote was unanimous.

A motion was made by VP and seconded by MO to accept the proposal submitted by Michael Cochrane & Assoc. for the preparation of the 2011 audit and taxes in the amount of \$2,100. Vote was unanimous

A proposal was made by SR and seconded by GS to accept the 2012 maintenance proposal for our front entrance irrigation system from Oasis Irrigation for \$315.00 less 10%. The amount for the service would then be \$283.50. This is to include a) spring turn on (\$105) b) Fall turn off and winterize (\$105) c) RPZ valve (\$105). Vote was unanimous

A motion was made by SR and seconded by DT to increase the fee charged by SD for our bookkeeping services from \$50/hour to \$52/hour. Vote was unanimous.

A request was made for additional landscapers to submit proposals for maintenance for the 2012 season. We have not chosen a proposal for this service yet.

Discussion regarding the 2011 balance sheet and 2012 budget. Questions were asked and answered.

The photo cell at the south end of the front entrance is broken. SR will check into this and has authority to replace it

SM will purchase decorations for the front entrance to include wreaths and garland for the holidays. She has been given a budget of \$260

A motion was made by DT and seconded by SR to accept the proposal from Kramer Tree for \$1,006.00 to spray 24 trees for the EAB treatment for the Zimmerman moth and \$1,105.85 for the removal of five dead trees and stumps. The motion also included tabling the cost of \$12,119.85 for tree pruning for a later date. Vote was unanimous.

A motion was made by GS and seconded by MO to approve the proposed 2012 budget which included decreasing the annual assessments to \$375 per household. Vote was 5 yay and 1 nay. Motion passed.

Discussion regarding current Covenant issues led by NS and JM from the Covenants committee

A motion was made by DT and seconded by SR to decrease the dollar amount for placing liens on households from \$450 to \$405 reflecting the change in assessment for 2012. Vote was unanimous

A motion was made by MO and seconded by DT to adjourn the meeting. Vote was unanimous and the meeting was adjourned at 8:40 pm by President VP.

Respectfully submitted,

Debbie Tellschow  
Secretary