

Windstone Community Association II Inc.
Board of Directors Meeting
June 14, 2022
Sugar Grove Fire Station

CALL TO ORDER: The meeting was called to order at 6:45 p.m. by President Vivian Porretto.

BOARD PRESENT: Vivian Porretto President, Susan McKenna Secretary and Director Tim Dyer.

OWNERS PRESENT: Troy & Janet Meeks, Julie & Aaron Fuller, Laura File, Steve & Joann Becker, Peter Rives and Michelle & Jerry Tokars.

Approval of Agenda: On motion by Tim Dyer second by Susan McKenna, the Board unanimously approved the agenda.

Acceptance of Board Resignations

- a. Eileen Rives
- b. Paul Sherwood

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

Ratify Board Meeting Minutes of May 2, 2022:

On motion by Susan McKenna second by Tim Dyer, the Board unanimously approved the ratified May 2, 2021 meeting minutes.

Treasurer's Report:

a. Financials:

Sue Dyer, under contract for accounting services, presented the financials. All member accounts have been completed in QuickBooks. Financial statements from February 2022 through June 1st 2022 have been reconciled and balanced. All member assessment payments have been posted. Work will continue on the prior financial statements from Northwest Property Management. Past due statements will immediately be processed for collection.

On motion by Vivian Porretto second by Susan McKenna, the Board unanimously approved the invoice for accountant services. Tim Dyer recusing.

On motion by Vivian Porretto seconded by Susan McKenna, the Board unanimously approved the invoice for legal counsel.

On motion by Susan McKenna second by Tim Dyer, the Board unanimously approved the ABA Irrigation repair invoice

On motion by Susan McKenna second by Tim Dyer, the Board unanimously approved the American Tree & Turf proposal of \$845.00 for the area surrounding the "Goosebuster" system.

Old Business:

Tennis Courts: Two proposals have been submitted and one is incomplete. Susan McKenna is working diligently to obtain a complete second proposal so it can come to a vote. This had to be tabled until June 24th.

Spillway:

On motion by Susan McKenna second by Tim Dyer the Board unanimously approved the eradication proposal of \$2600.00 from Pizzo and Associates

Dock, Storm Sewer and Stone Outcropping Repairs:

On motion by Vivian Porretto, second Tim Dyer, the Board unanimously approved the proposal from G. Snow and Sons for \$29897.00

Playground Survey Results: Tim Dyer presented the survey results. The details for the survey can be found on our website windstonehoa.com home page under

[**Park Use Survey Results Summary**](#)

New Business:

Updated Collection Policy: On motion by Susan McKenna second by Tim Dyer the Board unanimously approved the updated Collection Policy.

New DMRC Form: The new form is near completion and will be set to approve in the next two weeks.

New Paid Assessment Form: The form will be posted to our website on or before June 27th.

Homeowner Forum: Questions were answered in regard to the agenda items. The conversion of the Denny Rd tennis court to multi-sports, and the park use survey were also discussed. It was brought to the Board's attention that the Sugar Grove Park District has applied for a grant for the Black Walnut Park.

Adjourn to Executive Session: On motion by Susan McKenna second by Vivian Porretto, the Board unanimously approved to adjourn to Executive Session at 8:20 pm.

The Board heard one DMRC Violation.

On motion by Susan McKenna second by Tim Dyer, the Board unanimously adjourned the Executive Session at 8:40 pm and reconvened to the regular meeting.

Adjournment: On motion by Tim Dyer, second by Vivian Porretto the meeting was adjourned at 8:50 pm.

Respectfully submitted,

Susan McKenna
Board Secretary