



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

September 10, 2024

Call to Order

The meeting was called to order at 6:02 p.m. by Eileen Rives, Secretary.

Board Present

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

Homeowners Present

Peter Rives, Sue Dyer, Scott Kator, Troy and Janet Meeks

Approval of Agenda

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

Approval of Board Meeting Minutes – March 19, 2024

On motion by Susan McKenna, seconded by Eileen Rives, the Board approved the Minutes of the Board Meeting – March 19, 2024.

Treasurer's Report

Susan McKenna reported that as of September 10, 2024, there was approximately \$160,395 in the operating fund, \$119,265.78 in the Old Second Reserve Fund, and \$223,233.00 in the First Security Community Bank Reserve Fund.

Assessment payments are going much better.

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

Old business was discussed: Tennis court replacement, tennis court driveway replacement (both due per the Reserve Study). Locks for both courts have been replaced/fixed. Cameras are on hold for now. Hinges for tennis/pickleball door closures are almost completed. Lastly, the vandalism of the buffer sign was discussed.

The Board went on to ratify the following:

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 moving the required \$18,000 from the Operating Budget into the Reserve Fund.

On motion by Eileen Rives and seconded by Susan McKenna, the Board approved tree maintenance/removal (Paulo & Sons) that was noticed when cleaning up the tornado damaged trees.

On motion by Susan McKenna and seconded by Eileen Rives, the Board approved paying for the new sidewalks at the two HOA lots on Queens Gate.

On motion by Eileen Rives and seconded by Susan McKenna, the Board approved tree maintenance/removal (Kramer) for the tornado damaged trees.

On motion by Eileen Rives and seconded by Susan McKenna, the Board approved the contract for Two Brothers to execute the large pier replacement at the lake (per Reserve Study).

The Board went on to discuss what has occurred during the quarter with regard to Architectural/DMRC projects – 37 modifications applied for, 32 approved, 3 on hold and 2 decided to wait to do their projects until they could get more bids.

Homeowners' Forum

Questions were asked about resurfacing the tennis court driveway prior to replacing the tennis court. Susan McKenna assured us that there would be no damage to the driveway when the tennis court is replaced.

Susan Dyer asked about spending and if we thought we were going to be spending too much given that the new Reserve Study has us adding \$18,000 back to the Reserve Fund, which is lower than what was previously being placed into the fund. The Board explained that based on the Reserve Study spreadsheet/financial projections everything was being done properly and went on to explain where Sue could find the spreadsheets within the document. Sue went on to ask about the Board responding to inquiries. The Board explained that the person we thought responded hadn't.

Mr. Meeks stated that we really did not need the large dock on the lake because no one fishes from it. People attending the meeting spoke up to say that they use the dock and would like to keep it.

Mrs. Meeks asked if we received her application to be on the Board and the Board explained that she would be able to run for election the next time one is held.

A ball catcher for the pickle ball court was discussed.

Elections, annual meeting, and notice for annual meeting were discussed.

Having fences was also brought up. A document may be circulated to gather information regarding members who may want fences.

Mr. Meeks brought up his neighbor having 5 dogs (they only have 3). Mr. Meeks also brought up not liking a resident's four-season room placement again.

Adjourn Meeting

On motion by Susan McKenna and seconded by Eileen Rives, the Board meeting was adjourned at 6:45 p.m.

Respectfully submitted,

Eileen Rives
Board Secretary