

Windstone Community Association II
Board of Director Meeting
June 5, 2018
Sugar Grove Fire Station

Call to Order:

- The meeting was called to order @ 6:55 p.m. by President Steve Risch.

Present:

- Steve Risch, President, Susan McKenna Secretary, Tim Dyer Director, Sandra King, Director and Tom Carlstead Baum Property Management. Absent Gary Skaletsky Vice President.

Minutes:

- On motion by Susan M. second by Steve R. the March 6, 2018 minutes were unanimously approved.

Treasurer's Report:

In absence of a Treasurer, a review of the financial reports through April 30, 2018 was presented by Tom Carlstead.

- Homeowner Jeff Jordan, in attendance, pointed out this is the second time Capital Expenditures and Reserve Fund Transfers were not listed on the 2018 Budget. Tom Carlstead admitted the error and stated it will be corrected. It was also noted this issue was brought up at the March meeting.
- On motion by Steve Risch, second by Tim Dyer the financial reports were accepted with the stipulation of a corrected 2018 budget being produced and resent to all homeowners as soon as possible.

DMRC Report:

- Number of Applications: 11
- Approvals: 11
- Denials 0
- There was one approval with a condition of landscaping plans being resubmitted for final approval at 728 Abbey Court.
- The Board has suggested the DMRC have a new procedure format. Eileen Reeves has offered to have a group meet with suggestions to produce a format.

Unfinished Business:

Pizzo Naturalization Proposal:

Homeowners in attendance voiced their continued concern over the width and height of the buffer. Marilee Bielski, Jeff Jordan and Brad Dickerson voiced they were still not in favor of approval at this time. Another homeowner noted some of the willow stumps were protruding and a hazard. Susan McKenna addressed these issues and reiterated the specifications of the proposal. More than 20 minutes was expended on this item and a motion to call for a vote was made by Steve Risch. Susan McKenna motioned to approve, and Steve Risch seconded. A unanimous vote carried the Naturalization Proposal. The project was approved with a contract of \$6650 for seeded and site prep and \$6744 per year for stewardship. The seeding will start in late October early November.

Rules and Regulations concerning lawn bags and mowing:

Ideas have been presented to allow yard waste bags to be stored on the outside of a home but not in direct view of the street. The Board is working on verbiage to include this option. During this season no violation will be applied for lawn bags properly stored.

New Business:

Appointment of Director:

- On motion by Steve Risch, second by Tim Dyer a vote was taken to appoint two open seats on the Board of Directors. The Board approved the appointments of Eileen Reeves and Jeff Jordan to the Windstone Board of Directors.

Tennis Court Fencing Contract:

- On motion by Steve Risch, seconded by Tim Dyer the Board unanimously approved contracting with Peerless Fence for the amount not to exceed 18,000.00 for the enclosure and gates with electronic locks of the two Association tennis courts.

Concrete Steps at North Tennis Courts:

- Motion by Steve Risch seconded by Sandra King to accept the proposal of \$1,800.00 for the replacement of step at the North tennis court.

Landscape Planting in the cul-de-sacs:

- Obtain a proposal to update/mulch Association cul-de-sacs

Surveying Lake Common Ground Boundaries:

- Advance Surveying of Batavia submitted the low bid of \$1,850.00 to survey the lot lines of the common ground surrounding the lake/retention pond. Motion by Tim Dyer second by Susan McKenna to approve. Carried unanimously.

Reserve Study:

- Waldman Engineering submitted the lowest proposal of \$2,200.00 for a new reserve study. The last one is dated 2014. Susan McKenna motioned, and Jeff Jordan seconded to approve. Motion was carried unanimously
- Adjournment to Executive session at 8:15 pm. Motioned by Steve Risch and seconded by Tim Dyer.
- Violations will be discussed in Executive Session.

Executive Session:

- Motion by Susan McKenna, second by Steve Risch to adjourn to Executive Session at 8:45 p.m. Motion carried.
- Return to regular meeting from Executive Session at 8:49 p.m.

Adjournment:

- Motion by Tim Dyer, second by Eileen Reeves to adjourn regular meeting at 9:20 p.m.

Respectfully submitted,

Susan McKenna