

A meeting of the Board of Directors for Windstone Community Association II was held on December 6, 2007 at the Sugar Grove Community Center.

Present: Vivian Porretto, President; Debbie Tellschow, Secretary; Tim Dyer, Director; Brian Ott, Director; Connie Schultz, PSI; Jerilyn Engel, PSI.

Community residents present: Mary Ott, Steve Risch

The meeting was called to order at 6:45 p.m. by President, VP.

A motion to approve the minutes of the September 5, 2007 meeting was made by BO and seconded by TD. The vote was unanimous.

VP announced that Tim Dyer has been appointed as the Vice President and that Brian Ott has been appointed as the Treasurer.

MANAGEMENT REPORT

-Financials through Oct 31 were given to the Board with total assets of \$214,629.50

-The irrigation of the front entrance has been postponed until spring due to the weather changes and delay in obtaining a permit for the work. The plumber will be out this week for the directional boring and tap to the water main. Windstone is the first job on the agenda for 2008 with approx. start dates of the first or second week in April. This will be followed by the electrical and then the landscaping work.

-John Fay of Oliver Hoffman has completed our requested items including silt fencing to the dirt stock pile, seed blankets in the five acre parcel, dirt and/or stone added around several sewer areas, work around sewers in the one acre parcel including seed and sidewalks. We are awaiting the status of the transfer of deed for the common property from OH to the Assoc.

- AMB has been contacted regarding leases on their properties that have not been sold totaling four.

-The BOD has decided they need more information before contracting an attorney on retainer. A proposal has been submitted by KSN for \$400/month

-We are in the process of checking all Certificates of Insurance from contractors doing business with the Assoc.

-Management will meet with VP 12/6/08 to discuss delinquencies

A motion was made by DT and seconded by BO to accept the management report. Vote was unanimous

BOD ratifies moving monies in one of the CD's totaling 12,778.14 maturing on 12/29/07 to the money market account at Mb Financial . The larger CD totaling \$108,892.78 at Castle Bank was renewed @ 4.35% for 9 months and will mature 8/26/08. Motion was made by DT and seconded by TD to ratify this action. Vote was unanimous.

COMMITTEE REPORTS

Website – TD reports 1,100 hits since our last meeting. We are planning to renew our domain name in Feb. 2008 for less than \$21/year.

Design/Modification – DT reports approvals since last meeting for one room addition, two satellite dishes, one pergola, one exterior paint color change, one landscaping approval and one landscaping approval is still pending.

Beautification – VP reports there is \$10,000 left to spend. We will need to remove the dead evergreen at Bliss and Denny roads

The 2008 budget was discussed. There will be only one payment this year instead of the two payment system used last year. There was confusion on some resident's part on the two payment system. Motion was made by TD and seconded by DT to adopt the 2008 budget as presented. Vote was unanimous.

Ratification as made for acceptance of Michael J. Cochrane's proposal for completion of audit and tax preparation for 2007. Motion was made by BO and seconded by TD. Vote was unanimous.

Request from Boy Scout troop 49 to install flags in each homeowner's parkway for select holidays in 2008 was discussed. After discussion, BOD voted "no" to the acceptance of this request.

Motion was made by DT and seconded by VP to adjourn the meeting. Vote was unanimous and the meeting was adjourned at 7:45 p.m.

Respectfully submitted,

Debbie Tellschow
Secretary