



Windstone Community Association II Inc.
Board of Directors Meeting
March 7, 2023
Sugar Grove Fire Station

Call to Order: The meeting was called to order at 6:48 p.m. by President Vivian Porretto.

Board Present: Vivian Porretto President, Susan McKenna Treasurer and Secretary Tim Dyer.

Owners Present: Troy and Janet Meeks, Laura File, Chris Bartlett, Peter Rives, Tim and Stepinnie Barr, Ion Samuel and Grant Mackall.

Guest Speakers: Pat Graceffa from the Sugar Grove Library Foundation, Alicia Schatteman from the Sugar Grove Library Friends and Village of Sugar Grove Police officer Roy Hanold.

As a courtesy, our guests were given the opportunity to speak first before the order of business was started for the meeting.

Guest Speakers Re: Library Referendum Alicia Schatteman gave information for the reason for the request for the operating tax rate increase referendum on the April 4th ballot. The bonds that were issued in 2004 were used to construct the library and will be paid off early in February of 2024. The rate increase is equivalent to the amount of debt reduction from the paid bonds. This means no net tax increase. The same amount of funds will be shifted to the operating fund.

The library has not had an operation rate increase since before the new library was built. If it passes, it will be a year before they will actually see the increase in funds.

It is a beautiful building and needs the money to operate. For information about the referendum, what will happen if approved please check out the website sgpl.org.

Guest Speaker Re: Doorbell Ringing and Fleeing. Homeowners voiced their concern to Officer Hanold about what has been going on and how bold the culprits have become.

One homeowner expressed great concern about the frequency and had an actual picture of the culprit, but could not identify them. Also mentioned was the illicit activity by the lake near their home.

Officer Hanold emphasized the best action a homeowner could take when the incident happens is to dial **911-CALL THE POLICE**. Anytime you hear something, see something suspicious or that isn't right, you should **CALL 911**.

Officer Hanold said this doorbell ringing is mostly being done by neighbor kids. All information gathered by video surveillance is appreciated and will be used for possible identification. Parents would be notified which could include charges and a possible court appearance.

Officer Hanold suggested a notice of how to handle this situation should be included in our next Newsletter. It was suggested by one homeowner to put information in saying that pictures have been obtained identifying the people responsible for ringing the doorbells. This could be a deterrent.

Approval of Board Meeting Minutes of December 6, 2022:

- On motion by Tim Dyer, seconded by Susan McKenna, the Board ratified the unanimously approved December 6th meeting minutes.

Approval of Agenda:

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

Treasurer's Report

Financials: Sue Dyer:

Sue reported as of the end of February 28, 2023, there was \$151,417.02 on deposit in the Operating Fund and \$318,558.99 on deposit in the Reserve Fund. She recommended waiting until most of the assessments are in and then depositing the Reserve money for the 2023 fiscal year. We currently have 215 full payments and 24 partial payments.

Tim Dyer stated that after April 1st the credit card option would not be readily available on our website. Interest will be charged and a card payment may be obtained via a link. This will be available by request on an individual basis.

Update of Collection Accounts to Attorney:

Tim Dyer reported that of the 6 accounts sent for collections, there is only one left to settle. He also reiterated the Association offers a payment plan and it is listed on all invoices. All that is needed is for a member to contact us. Once it goes to collections, it is out of the Board's hands.

Vivian Porretto also refreshed the subject of our collection policy change. The attorneys are using a different approach for collecting rather than a lien of property.

Approval of Financial Report:

- On motion by Susan McKenna, second by Vivian Porretto the Board unanimously approved the Financial Report

Approve Accountant's Invoice:

- On motion by Susan McKenna, second by Vivian Porretto, the Board unanimously approved the December, January and February invoices for accounting services.

Old Business:

- **Ratify 2023 Contracts**

American Tree and Turf	\$ 37,110.00
ABA Irrigation	\$ 500.00
Kramer Tree Specialist	\$ 5,285.00
EAM Aquatic Management	\$ 10,500.00
Pizzo and Associates	
Stewardship for buffer	\$ 6,744.00

- On motion by Tim Dyer, second by Susan McKenna, the Board unanimously approved the 2023 contracts.

New Business:

- **R&R's Rewrite and Update** Vivian explained the Board has been working together and have almost finished the updates. Some parts have not been updated in 15 years. We are still going over the Community Minimum Standards. All drafts have been submitted to the attorney for their review. When complete, a final draft will be posted on the website for membership review and input.
- **2021 Audit Update** Vivian reported the 2021 audit is very close to being complete thanks to help and hard work of Tim and our accountant Sue Dyer.

Homeowner Forum: A homeowner at the meeting asked if we were staying self managed or are we looking for a management company. Vivian answered at this time we don't know. He also suggested an email blast for important issues instead of waiting for a Newsletter.

Another homeowner asked about the multipurpose courts being finished. It was answered that as soon as the weather allows it will be finished. This wait is due to a curing process requiring a minimum of night temperature.

Also he has concerns about the direction of the pickleball court interfering with the basketball play. For this concern it was recommended to watch a game of pickleball and observe the actual volley of the ball. The Board stated we will address any issues that may arise once the court is open.

Another homeowner asked if there was a way to contact the Board about any issue. It was explained by Tim Dyer there is a form on the website that can be submitted. All submissions are anonymous. If filled out with an email address included, we will be able to follow up and respond back to the homeowner. Emails are not shared and are used for communication purposes only.

Adjourn Meeting:

- On motion by Susan McKenna and second by Tim Dyer the meeting was adjourned at 8:10 PM.

Respectfully submitted,

Susan McKenna
Secretary