

The Windstone Community Association II held a Board of Directors meeting on Wednesday, June 1, 2006 at the Sugar Grove Fire Department.

Present: Ryan Delahanty, Debbie Tellschow, Vivian Porretto, Bob Bartholomew, Meggen Campbell, Connie Schultz (PSI), late arrival Brian Ott

The meeting was called to order at 6:45 p.m. by President, V.P. It was established that a quorum was present.

A motion was made by DT and seconded by RD to accept the meeting agenda and approve the change in meeting location. Vote was unanimous.

A motion was made by RD and seconded by MC to accept the meeting minutes of the March 1, 2006 BOD meeting as written. Vote was unanimous.

Treasurer's report:

- The operating and reserve funds are currently on track
- We are realizing a \$5700.00 savings for grounds maintenance by changing to Alan Horticulture
- Accounts receivable has \$36,381.00 outstanding
- An extension was filed for federal taxes on March 15, 2006
- The reserve study has a suggested drop in yearly contribution by \$1700.00
- The first annual report of Windstone Community Assoc. II was filed

A motion was made by DT and seconded by MC to accept the Treasurer's report. Vote was unanimous.

Management report:

- Oasis Enterprises has been contact in regards to a bid for the sprinkler system
- Pizzo Enterprises has submitted a bid to investigate repair of the spillway by a mason. They do not do that type of work
- The entrance tennis court service drive has been resealed at a cost of \$80.00
- The Workman's Comp insurance policy has been renewed
- Violation letters have been sent out
- Credits have been issued to some homeowners for late fees paid for the first part of this year's assessments.

A motion was made by RD and seconded by BB to accept the management report. Vote was unanimous.

Committee reports:

-Design Review/Modifications committee:

A general modification checklist and a pool checklist has been established for alterations and additions requested. This can be found at the association's website

This year the committee has approved 4 in-ground pools, 1 new home construction, 2 repaint or refinish home's exterior, 6 patio/decks, 2 landscaping changes/additions, 2 satellite dish locations, 1 sidewalk for a total of 18 approvals. There are currently 8 additional requests pending approval.

-Website report:

Tim Dyer will be taking over the management of the website from Meggen Campbell. The Rules and Regulations and Covenants have been scanned onto the website. We hope to cut the printing and postage costs. The monthly cost for the website is \$9.00

## 2006 Reserve Study:

- RD suggests that we put the reserve study on the website. It is a 30 year model for our subdivision.
- The new study has changed the recommendation for the pond from full dredging to spot dredging
- The report has changed the annual contribution from \$32,865.00 to \$31,000.00

Motion was made by RD and seconded by MC to approve the new reserve study. Vote was unanimous.

## Rules and Regulations:

-RD questioned the qualifications for the play equipment. After discussion a change was made in the R&R to change the sentence "Proper landscaping shall be used to surround play areas" to "Every effort should be made" to minimize visibility from the street and adjacent properties.

-Trent Siebert, homeowner, questioned rules regarding commercial vehicle parking. After discussion, the R&R were left unchanged in this area

-Sharon Nemedi, homeowner, questioned wording in Animals and Pets section. After discussion a change was made in the R&R to change the sentence "on a leash held by a responsible person" to "or on the owner's property."

Motion was made by RD and seconded by DT to accept the Rules and Regulations with the above two changes in wording found on page 8 and page 11 in the sections "Animals and Pets" and "Play Equipment". Vote was unanimous.

The meeting was adjourned at 7:45 p.m. by presidents, VP.

Respectfully submitted,

Debbie Tellschow  
Secretary