

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

Present: Vivian Porretto, President; Ryan Delahanty, Treasurer; Debbie Tellschow, Secretary; Meggen Campbell, Director; Brian Ott, Director; and Connie Schultz, Property Manager from PSI.

Absent: Bob Trefil, Director and Bob Bartholomew, Director

The meeting was called to order at 7:03 p.m. by President, V.P. It was established that a quorum was present.

A motion was made by R.D. and seconded by M.C. to accept the meeting minutes of the December 7, 2005 BOD meeting as written. Vote was unanimous.

FINANCIAL/TREASURERS REPORT: Operating fund balance is \$36,013.73 with reserves at \$131,369.57 including a deposit of \$16,432.50, which is the first half of the 2006 reserve fund contribution. R.D. made a motion seconded by D.T. to move \$100,000 of the reserve fund dollars into a 6 month CD at the current best rate of interest. Vote was unanimous and the BOD will provide to C.S. notice to execute this transfer. R.D. will research the best interest rate.

R.D. has found that Oak Brook Bank did not cash the January assessment checks that were received prior to 1/31/06 until after that date and those homeowners were then sent late fee letters. R.D. made a motion to waive the 1/31/06 late fees for the month of February. If the dollars are still owed at the end of 2/06, the late fee will be assessed. M.C. seconded the motion. Vote was unanimous.

A list of current accounts receivable from homeowners was provided to the BOD. This totals \$10,636.55. We will be sending past-due invoices to these homeowners via PSI to try to reduce this amount. Several other homeowners were listed who owe late fees only for past due assessments. Due to the problems encountered with Oak Brook Bank a motion was made by R.D. to waive these late fees and remove these homeowners from the delinquent list. B.O. seconded the motion. Vote was unanimous. We will be working on the best way to inform the appropriate homeowners that their late fees have been waived.

R.D. and C.S. will be working on our 2005 taxes and financial review. We will most likely be filing an extension for these. Bob Kay, association attorney, is working on the paperwork for the dissolution of the old corporation.

Motion was made by D.T. and seconded by R.D. to accept the Treasurers report. Vote was unanimous.

MANAGEMENT REPORT: Landscape proposals have been received by four companies. They are: Acres Group at \$28,656.00; Western DuPage Services at \$28,000.00; American Tree & Turf at \$21,600.00; Dr. J.'s Lawncare at \$21,166.50 and Alan Horticulture at \$18,800.00. After some discussion a motion was made by R.D. and seconded by B.O. to accept the proposal from Alan Horticulture for \$18,800.00. C.S. will inform the vendors of this decision.

C.S. will contact sprinkler system companies now that the landscape contract has been awarded.

There are two proposals for the Engineering study to be completed on the lake. They are from Leonard Dreas and Assoc. and Burke & Assoc. C.S. would like to get an additional proposal from Pizzo before the board makes a decision. This has been tabled until no later than April 15.

Violation letters will now be handled by Laurel McDonald at PSI. She will have her email set up next week and will complete the violation letters to be signed by C.S.

Two trash receptacles are now installed at the tennis courts.

Closing list from 6/5/05 until the present was given to the BOD.

Elite Tree has recommended that we spray the pine trees at the two tennis courts' common ground at a cost of \$3779.10. We would like to get an estimate from Alan Horticulture on this also. Elite Tree has also tagged all of the trees that have been trimmed.

R.D. made a motion and B.O. seconded the motion to accept the Management report. Vote was unanimous.

COMMITTEE REPORTS:

Covenants Committee: B.O. has joined this committee and they have met with the Modification/Design Review committee to develop a more specific guideline with regards to modifications to be made by homeowners to reduce ambiguity and confusion with these issues. They will try to complete these guidelines in four to six weeks. Once completed, they will be sent to the membership for approval/discussion and voted on by the BOD.

Communication Committee: Tim Dyer has scanned all information and we are in the process of putting it onto the website. V.P. is currently in the process of proof reading the information. We will possibly be asking a professional to become our web master as the site expands. Vision Friendly in Sugar Grove will be contacted for this position. We would like the community members to become involved in the social aspect of this committee and we will try to recruit some volunteers at our annual meeting in June.

Open forum for homeowners:

Question asked by homeowner Tim O'Sullivan about the 5 acre open area as to what it is? Answered by V.P. that it is a 100-year flood area. Are there plans for trees in this area? No Is it treated like the other common ground areas? Yes

Question asked by homeowner Tim O'Sullivan if we own the two lots on Queensgate? Yes Are there any plans for them? Not at this time C.S. will ask the village of Sugar Grove planner for plats on these lots to see if they are buildable for possible future sale of the lots.

Question asked regarding the dirt pile lot in BWT? This will be BWT #8 consisting of four lots and they are owned by Oliver Hoffman.

Motion made for the meeting to be adjourned by R.D. and seconded by D.T. Vote was unanimous and the meeting was adjourned by V.P. at 8:00 p.m.

Respectfully submitted,

Debbie Tellschow
Secretary