

A Board of Directors meeting for the Windstone Community Association II was held on December 6, 2006 at the Sugar Grove Community House.

The meeting was called to order at 6:52 p.m. by President, Vivian Porretto.

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

Homeowners present: Joe and Linda Carroll, Sue Dyer, Theresa Brick (PSI)

It was established that a quorum was present.

Motion was made by DT and seconded by TD to accept the resignation of Director Mark Barone. Vote was unanimous.

Motion was made by B.O. and seconded by T.D. to approve the minutes of the September 28, 2006 meeting. Vote was unanimous.

## COMMITTEE REPORTS

---T.D. announced the upcoming holiday decorating contest. Flyers are being distributed with cash prizes for first, second and third place. More information can be found on the website. Magnets with the website information on them have been distributed to all residents. There have been 745 hits in the past ten weeks..

## MANAGEMENT REPORT

---October financial report was distributed to board members. Nov. will be completed next week and sent via email

---Delinquencies have been turned over to the attorney (Kovitz, Shifrin, Nesbit)

---Management is receiving bids for the landscaping for the front entrance as well as irrigation bids. The BOD has received bids from Alan Horticulture and American Tree & Turf. Western DuPage Landscape is also going to submit a bid.

---Budget has been approved by the BOD and will be discussed at tonight's meeting. Assessments will remain at \$400 per year with the first payment due Feb. 1 and the second due March 15.

---Concern from resident regarding pond health. V.P. and C.S. met with Leonard Dreas who states the lake is clear, at full level and in excellent condition, except for spillway. Jeff Jordan has been working on a proposal for the spillway and plans are to complete this project in the Spring.

Motion was made by D.T. and seconded by B.O. to accept the management report. Vote was unanimous

2007 budget discussion was held with V.P. explaining the reserve fund. No questions were asked from homeowners present and a motion was made by B.O. and seconded by T.D. to accept the 2007 budget with two payments of \$200 each due on Feb.1 and March 15. Vote was unanimous.

## OPEN FORUM

---Question asked about the possibility of having a community house in the neighborhood. Possibility of locating it on the two empty lots the association presently owns. There will need to be some research done to determine the buildability of the lots.

---Question regarding residents who do not pay their assessments. Those residents have been turned over to the attorneys. There are not very many residents in this category.

Motion was made by T.D. and seconded by B.O. to adjourn the meeting.

The meeting was adjourned by President, V.P. at 7:15 p.m.

The BOD met in Executive Session to discuss resident's issue.

The board discussed with C.S. of PSI and also Theresa Brick, Senior Account Manager PSI concerns and changes which needed to be done in the future regarding walk-around inspections, violation monitoring, A&A requests etc.

Respectfully submitted,

Debbie Tellschow  
Secretary