

A Board of Directors meeting for the Windstone Community Association II was held on Thursday, September 28, 2006 at the Sugar Grove Community Center.

The meeting was called to order at 6:50 p.m. by President, Vivian Porretto.

Present: Vivian Porretto, President; Ryan Delahanty, Treasurer; Debbie Tellschow, Secretary; Brian Ott, Director; Tim Dyer, to be ratified as Director; Connie Schultz, PSI .

Homeowners present: Earl Thompson, Sue Dyer, Bob Terry, Steve Risch, Augustine and Regina Idzelis, Jeremy and Valerie Heintz, Paul and Patti Eiden, Denise Thompson

A motion was made by RD and Seconded by DT to approve the meeting agenda. Vote was unanimous.

A motion was made by RD and seconded by DT to approve the minutes of the June 1, 2006 meeting. Vote was unanimous.

A motion was made by DT and seconded by RD to ratify Tim Dyer as a Director. Vote was unanimous.

A motion was made by RD and seconded by BO to appoint Mark Barone to the Board of Directors. Vote was unanimous.

Treasurer's Report:

- We are currently on target with all budget items except for printing which is over budget.

- Our 6 month CD has matured and has been reinvested as of 9/26/06 at Castle Bank to an 8 month CD at 5.2% interest

- Our Accounts Receivable has approx. \$16,000 in delinquencies which will be addressed in Executive Session following the meeting

- 2005 taxes have been filed

- We will be working on the 2007 budget in the coming weeks

- Questions asked by homeowners regarding where our dollars go. Asked and answered by RD

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

Late arrival noted of Mark Barone, Director.

Management Report:

- Approx. \$3200 has been received in delinquent assessments from 4 homeowners. Each case will be reviewed in Exec. Session.

- Request for Reserve study expenditures for 2007

- Three year contract has been awarded to Alan Horticulture for landscape maintenance on common ground. They are doing a great job.

- Sugar Grove Fire Dept sent an email to PSI stating they are interested in purchasing the site at Bliss and Denny roads for a new fire station.

- A letter has been sent to them that at this time the Assoc. is not interested in selling.

- Violation letters are included in the board package for review

- Insurance check for \$2165 has been received in payment for the car accident which occurred at the entrance and damaged a tree and a

- spotlight in the island. The light has been replaced by Cattaneo Electric.

- Wood steps at tennis court were repaired by CT Services

- Landscape proposal needs to be ratified for mulching of perimeter beds and landscape beds in the 5 acre parcel by Alan Horticulture at a

cost of \$6,000. Decision was made to table ratification due to misunderstanding of BOD with vendor regarding perimeter beds. Association will discuss this with the vendor.

A motion was made by RD and seconded by MB to accept the Management Report. Vote was unanimous.

Committee Reports:

DRMC

Committee meets the third Tuesday of every month. If proposal is requested, it needs to get to the committee before that date.

This year the committee has approved 15 proposals:

2 decks, 3 patios, 2 in-ground pools, 1 exterior change on home, 1 landscape on common ground, 1 sidewalk, 2 playsets,

1 driveway expansion, 1 trampoline, 1 basketball pole

Committee has denied 3 requests this year:

1 above-ground pool, 1 perimeter fence, 1 playset

Website

All info on website has been updated to current with all documents scanned including forms. It includes Contact info, meeting dates,

approved meeting minutes and an email account with access to pdf files. In the future we are looking for electronic forms to be

available. There have been 700 hits to the site since mid June.

VP reported that the village of Sugar Grove will be providing three trees in each cul-de-sac in Black Walnut 6&7 this Fall.

Open Forum

Questions asked by residents regarding assessments, board members, PSI contract, depth of lake, spillway. All questions asked and answered.

Motion was made by DT and seconded by BO to adjourn the meeting to Executive Session at 8:35 p.m. Vote was unanimous.

Respectfully submitted,

Debbie Tellschow
Secretary