



**Windstone Community Association II Inc.  
(aka Windstone/Black Walnut Trails 6, 7, 8)  
Board of Directors Meeting  
March 19, 2024  
Sugar Grove Fire Station**

**Call to Order**

The meeting was called to order at 6:02 p.m. by Vivian Porretto, President.

**Board Present**

Vivian Porretto, President; Eileen Rives, Secretary (Susan McKenna was absent). The board has a quorum and will continue the meeting.

**Owners Present**

Peter Rives, Sue Dyer, Russ and Nancy Newcomb, David Ebert, Troy and Janet Meeks, Laura Ebert

**Approval of Agenda**

On motion by Eileen Rives, seconded by Vivian Porretto the Board approved the agenda.

**Approval of Board Meeting Minutes -- February 27, 2024**

On motion by Vivian Porretto, seconded by Eileen Rives, the Board approved the Minutes of the Board Meeting – February 27, 2024.

**Treasurer's Report**

Eileen reported that as of March 19, 2024 there was approximately \$87,000 in the operating fund, \$119,253.72 in the Old Second Reserve Fund, and \$200,750.79 in the First Security Community Bank Reserve Fund.

Assessment payments are coming in slowly.

On motion by Vivian Porretto, seconded by Eileen Rives the Board approved the Financial Report.

**Ratify new vendor for lake water treatment/buffer**

On motion by Eileen Rives and seconded by Vivian Porretto, the Board approved McCloud Aquatics as the new vendor for both the buffer and lake water management.

Vivian mentioned that the Board has decided to move forward with the search for a Management Company.

The Board went on to discuss the following:

- Tennis court replacement will be taking place this year although we are not receiving callbacks on our requests for bids.
- The tennis court driveway replacement will be taking place this year.
- Cameras will be placed at both the tennis and pickleball courts.
- Lock repair and/or replacement will be taking place.
- Hinges to automatically close the tennis and pickleball court doors will be installed.
- Benches will be anchored into the ground.
- The sign that was removed from the buffer and drilled into the railing on the Queens Gate bridge is considered vandalism and will be moved back to the buffer. It was explained that this vandalism is a cost to each and every homeowner in the community and that this needs to stop.

#### **Homeowners' Forum – comments are 3 minutes per person**

The buffer was discussed, as well as the vandalism of moving the sign out of the buffer and up to the Queens Gate bridge. Mr. Meeks pointed out that signs were not allowed in our community and Eileen pointed out that the Board is most certainly allowed to place signs throughout the community per the HOA governing documents.

Homeowners brought up that dogs are being brought onto our tennis and pickleball courts for exercise.

Erosion on the lake shore was brought up regarding the docks. Nancy Newcomb stated that she offered to buy a new dock behind her property and was told no at a previous board meeting. Apparently, the placement of the docks has a maximum number of eight and each dock is designated to a certain area. The people who live around the lake don't feel that the repairs performed to the small docks (last year) were adequate. Also brought up was maybe adding more stone outcropping for fishing.

Mr. Meeks then stated that a shed was built in a backyard – and when the homeowner was caught building that shed, that they added windows to it to make it a sunroom. The Board stated that this statement was not factual.

Ms. Ebert brought up a privacy screening that is around her yard patio that needs to be replaced. Eileen offered to go to the home to help figure out what the DMRC would approve.

Mrs. Meeks stated that she has been ignored by the Board regarding a playground she wants installed in the community. Per Mrs. Meeks, the HOA would have to donate land to the park district and she would be able to apply for a grant that would pay for 100% of the

swings, etc. Eileen pointed out that the public park in Black Walnut Trails was being completely re-done (it will now be a brand new \$1.2 million park) and that there are no major roads to cross (walkable) and we can use that park, so there may not be a need for one in our community. We also pointed out that there is no parking to accommodate those visiting a park in our neighborhood. Another homeowner pointed out that if we build a public park, that we would have people from outside of our community using it and this person would rather keep our community private.

Mr. Newsome stated that he did not want a path around the lake – that it was in his backyard. Eileen pointed out that there were 305 other homeowners' opinions to be considered, and that the common area is not anyone's backyard. Common areas belong to all the homeowners in the community. Over the years, homeowners have expressed a desire to have a path around the lake and through the five-acre common area for walking.

Mrs. Meeks wants to distribute a handbook with governing documents, etc. to which Eileen pointed out that everything Mrs. Meeks is requesting be put into this handbook is on the HOA's website. Vivian stated that we will not be spending assessment dollars to print a booklet, and that we are always on the phone helping new community members understand where they can find the information they are seeking. Mrs. Meeks then asked about the Social Committee. The Board stated that there was no Social Committee. Mrs. Meeks went on to ask who puts together the garage sales. The board responded that it has been doing this year-after-year with no Committee in place. Mrs. Meeks also wants a common Q&A document created for new homeowners.

### **Adjourn Meeting**

On motion by Vivian Porretto and seconded by Eileen Rives, the Board meeting was adjourned at 7:55 p.m.

Respectfully submitted,

Eileen Rives  
Board Secretary