

A Board of Directors meeting of the Windstone Community Association II was held on December 17, 2013 at the Sugar Grove Fire Station.

The meeting was called to order at 6:45 pm by President, Vivian Porretto.

Present: Vivian Porretto, President; Steve Risch, Vice President and Treasurer; Debbie Tellschow, Secretary; Susan McKenna, Director; Corey Schroeder, Director.

Also present: Sue Dyer, Tim Dyer, Mark and Wendy Tondera, Kevin Wolsfelt.

There were two corrections to the minutes of the September 3, 2013 BOD meeting made by VP and SR. A motion was made by SR and seconded by VP to accept the corrected minutes of the September 3, 2013 BOD meeting. Vote was unanimous.

#### Treasurer's Report

Cash in operating fund	\$ 89,336
Reserve fund balance	104,441
Accounts Receivable	17,905

As of 11/30/13 our yearly budgets are over by approx \$10,000 in the administrative fund (mostly by legal fees incurred), under budget in Utilities, under budget in Maintenance, and Capital expenditures are down by \$30,000.

Out of 306 homes, 292 are paid in full for 2013, 3 have made partial payment and 11 have made no payment at all.

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

## Contract Approvals

1. New Reserve Study - Motion was made by SR and seconded by DT to accept the proposal by Waldman Engineering Consultants for a new Reserve Study for a cost of \$1,575.00. \$875.00 will be taken from the 2013 budget funds and the balance from the 2014 funds. Vote was unanimous.
2. Taxes and audit - A motion was made by SR and seconded by DT to accept the proposal from Michael J. Cochrane & Associates for completion of our taxes and audit for the year ending December 31, 2013 for the amount of \$2,100.00 (which is the same price as the previous year's service). Vote was unanimous.
3. Landscape Maintenance - Discussion for the services for the 2014 landscape maintenance with Wheaton Landscape Specialists. There is some confusion for the work to be done at the front entrance with regard to moving existing plant materials. This will be researched and brought for a vote at the next BOD meeting.
4. The two proposals for the repair work to be done to the common ground from the two bladders was ratified at the cost of \$2960 for the Merrill New Road site and \$1260 for the Queensgate site to be completed by Wheaton Landscape Specialists in the Spring.
5. Dead tree removal - A motion was made by SM and seconded by SR to approve the proposals to remove existing dead trees on common ground by Kramer Tree.

4 Ash trees on the front entrance island	\$ 833.85
6 Ash trees at the south tennis courts	1,224.00
5 Pines/Ash trees bordering Denny road	1,040.00
4 Trees at the spillway/pond common ground	873.00

Total of 19 trees at the cost of \$3,972.85 with work to be completed before March 31, 2014. Monies to be taken from the operating fund. Vote was unanimous.

6. Three proposals were reviewed for installation of additional fencing at the two tennis courts. Proposals submitted by Peerless Fence, Ideal Fence, and Classic Fence. This was tabled until the next BOD meeting.

At this time, presentations were made by three Management Companies interested in managing our Homeowners Association. Vanguard was represented by Robyn, Nemanich was represented by Denise and Baum was represented by Mike. This matter will be discussed by the BOD in an up-coming planning meeting.

7. The lake/spillway bubblers and fountains was briefly discussed and tabled until the next BOD meeting.
8. A motion was made by DT and seconded by SR to accept the proposal from Oasis Irrigation to turn on and shut down the irrigation system at the front entrance for the cost of \$283.50. Vote was unanimous.

A motion was made by DT and seconded by SR to accept the proposed 2014 budget as distributed to the homeowners in the newsletter. Vote was unanimous.

VP will be renewing the post office box at the Sugar Grove post office for another year at the cost of \$38.00. Any mail sent to the Association should be sent to this PO Box (PO Box 860 Sugar Grove, IL)

DT will secure a room for the upcoming planning meeting at the SG fire station.

There was no homeowner participation.

A motion was made by DT and seconded by SR to adjourn the meeting.  
Vote was unanimous and the meeting was adjourned at 9:25 pm by VP.

Respectfully submitted,

Debbie Tellschow  
Secretary