



## **Windstone Community Association II, Inc.**

### **Board of Directors Meeting**

### **September 23, 2025 @ 6:00PM**

### **Sugar Grove Fire Station**

**Call to Order:** The meeting was called to order at 6:00 p.m. by President Vivian Porretto.

**Board Present:** Vivian Porretto President, Susan McKenna Treasurer, Secretary Mary Ott.

**Owners Present:** Jill Hayes, Bill LaRocque, Tom VanPlew, Laurie Wise, Marilee Blelski, Bill Kelley, Troy Meeks, Michele Howley-Vento, Tim Dyer, Allison Short, Mark Short, Janet Meeks, Sue Dyer

#### **Approval of Agenda:**

On motion by Susan McKenna, second by Mary Ott, the Board unanimously approved the agenda.

#### **Approval of Board Meeting Minutes of June 16, 2025:**

On a motion by Susan McKenna, seconded by Mary Ott, the Board ratified the unanimously approved June 16, 2025 meeting minutes.

#### **Treasurer's Report:**

**Financials:** As of September 1, 2025, there was \$150,391.39 on deposit in the Operating Fund, \$88,145.13 on deposit in one of two Reserve Funds, and \$228,230.18 in our second Reserve Fund.

9 HOA members still owe assessments.

#### **Approval of Financial Report:**

On motion by Mary Ott, second by Susan McKenna the Board unanimously approved the Financial Report.

**Ratify Approval of 2025 Contracts:**

1. Legal fees \$437.50 Costello, Sury & Rooney

On a motion by Susan McKenna and second, by Mary Ott the motion was unanimously approved.

**Old Business:****Tennis Court:**

1. \$85,000 bid for tennis court replacement with a spring start date. Will double check price. Susan is getting a 2nd and third bid.
2. The tennis courts keypad are not working due to vandals. Tim Dyer is working on getting a phone app or fob.
3. Camera bids have accepted, which is already in the budget. The system has a lot of features including both courts can be accessed, lights, and two weeks of data.

**New Business:**

1. Annual Meeting & Election (see attached minutes and results)

**Homeowner Forum:**

1. Marilee Blelski has continuing concerns about the health of the lake, especially with the blue algae. She feels that homeowners around the lake are being exposed to bacteria which is leading to health issues. She is also concerned about properties not being kept up. Also, she asked about the bubblers and infusers and if they were working properly.
2. Bill K was wondering when Black Walnut trail sections were going to be paved. The village has scheduled this for 2029. He also asked about who was responsible for the parkway trees. He would like to suggest to invite the police chief to the next meeting to voice concerns on speed limits and parking issues.
3. Jill H was wondering about the commercial vehicles that are parked in the driveways overnight. Also, would like to see something fun in the community to all get together.
4. Bill L complained about dogs off leashes and other village issues.

**Adjourn Meeting:**

On motion by Susan McKenna and second by Mary Ott the Board meeting was adjourned at 6:30 PM.

Respectfully submitted,  
Mary Ott  
Secretary