



**Windstone Community Association II, Inc.**  
**Board of Directors Meeting**  
**June 16, 2025 @ 6:00 PM**  
**Sugar Grove Fire Station**

**Call to Order:** The meeting was called to order at 6:03 p.m. by President Vivian Porretto.

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

**Owners Present:** Michele Howley Vento, Jeff Gengler, John Dees, Laura Ebert, David Ebert, Tim Dyer.

**Approval of Agenda:**

On motion by Vivian Porretto, second by Susan McKenna, the Board unanimously approved the agenda.

**Approval of Board Meeting Minutes of September 10<sup>th</sup> and December 10<sup>th</sup>, 2024:**

On a motion by Susan McKenna, seconded by Vivian Porretto, the Board ratified the unanimously approved September 10, 2024 and December 10, 2025 meeting minutes.

**Approval of Board Budget Meeting Minutes of February 25<sup>th</sup>, 2025:**

On a motion by Susan McKenna, seconded by Vivian Porretto, the Board ratified the unanimously approved February 25, 2025 budget meeting minutes.

## **Treasurer's Report:**

**Financials:** As of May 31, 2025: On deposit at Old Second National Bank: Operating Fund \$179,774.91 and Reserve Fund Savings \$69,539.62. On deposit at First Secure Community Bank: Reserve Fund Savings \$226,973.92.

### **Ratify Reserve Funds Transfer:**

On a motion by Susan McKenna, and second by Vivian Porretto, the Board unanimously approved the ratification of transferring from the Operating Account to the Reserve Account \$18,600.

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

On motion by Susan McKenna, second by Vivian Porretto the Board unanimously approved the Financial Report.

### **Ratify Approval of 2025 Contracts:**

1. ABA Irrigation \$525.00
2. American Tree and Turf \$39,384.00
3. Kramer Tree Service (8) Proposals \$2689.00
4. Brady Innovations Holiday Lighting \$1500.00

On a motion by Susan McKenna and second, by Vivian Porretto the motion was unanimously approved.

### **Ratify Approval of Payments:**

1. Costello Sury and Rooney Attorney \$500.00
2. Cincinnati Insurance Company (New Policy) \$3571.00
3. Cukeirski and Associates \$2950 – 2023 Taxes and Audit

On a motion by Susan McKenna and second, by Vivian Porretto the motion was unanimously approved.

**DMRC Report:** Susan reported there were 7 applications. All have been approved.

## **Old Business:**

### **Tennis Court:**

1. There have been one bid, and one pending for tennis court replacement.
2. Tennis court locks need a new solution regarding entering and locking up.

## **New Business:**

1. Approve the removal of Eileen Rives, Secretary, from the Windstone Community Association II Inc. Board of Directors due to her relocation from the Association.

On a motion by Susan McKenna and second, by Vivian Porretto the motion was unanimously approved.

2. Ratify Approval of Mary Ott to the Board of Directors as Secretary of the Board.

On a motion by Susan McKenna and second, by Vivian Porretto the motion was unanimously approved.

## **Homeowner Forum:**

1. Tim Dyer asked about the tennis court replacement. The Board will be accepting bids and make a decision next week. Also asked about the association going forward with a management company. Vivian is working on it. Tim also asked about updating our website. An IT person is needed. He also suggested a quarterly newsletter for all of the members.
2. Michele Howley Vento has volunteered to help with marketing. GoDaddy hosts our website. She also suggested that we need cameras around the tennis court. We need to look into a company that will install. Will put signage up about surveillance cameras. Tim Dyer will look into this. Michelle is also concerned about the speed limit in the subdivision. She will have to contact the village. She also wants to pursue changing our covenants to change the no fence issue. Legal will have to guide us on how to advise her. Vivian will talk to our lawyer.
3. Concerns were raised in regards to a deck that is being installed. Susan will look at the application. Bushes need to be trim in the front.
4. John Dees asked when we last had a management company which ended in 2023. Presently, we are self-managing violations. John is still concerned about the presence of commercial vehicles. He also suggested that we automate our invoicing.

## **Adjourn Meeting:**

On motion by Susan McKenna and second by Mary Ott the Board meeting was adjourned at 7:33 PM.

Respectfully submitted,  
Mary Ott  
Secretary