

**Windstone Community Association II**  
**Board of Director Meeting**  
**June 7, 2016**  
**Sugar Grove Fire Station**

Call to Order:

- The meeting was called to order @ 6:58 p.m. by President Steve Risch.

Board Present: Steve Risch, President, Susan McKenna Secretary, Tim Dyer, Tim Busa, Sue Clementz.

Owners Present: John & Marilee Bielski, Jason Jacobsen, Jeff Jordon, Sandra King, Eileen & Peter Rives, David Shelver,

Others Present: Peggy Barry, Baum Property Management.

Minutes:

- On motion by Susan McKenna, second by Steve Risch, the March 1, 2016 minutes were unanimously approved as presented

Treasurer's Report:

- On motion by Tim Busa, second by Susan McKenna the financial reports were unanimously accepted as presented.

Management Report presented by Peggy Barry with highlights as follows:

- Association Annual Report to Secretary of State mailed May 16, 2016.
- GoDaddy website hosting account to be renewed.
- Landscaping walk through with contractor, Susan McKenna and Manager conducted on March 18<sup>th</sup>.
- Per Kramer Tree Service, the first Zimmerman Pine Moth spray was completed on April 12, and the second spray will occur in late summer. The fall Verdur Iron injection will be performed during October. The EAB trunk injections are not due until 2017.
- EAM reported on March 31<sup>st</sup> that both compressors tested good in the office but upon installation on blew the capacitor. One was left submerged while the other was removed for service. The Board approved this repair.
- Gerald Long Electric replaced a ballast on the south side of the entrance and photo cell for the island in April.
- Two Brothers to be contracted to power wash the Bliss Road monument signs.
- Village of Sugar Grove was contacted in April 7 about broken and sunken concrete sidewalk at the spillway bridge. No decisions made as of this meeting.
- DMRC activity reported.
- Two (2) proposals for erosion deterrent on hillside along spillway presented for Board consideration.
- Proposal for addressing erosion under dam presented from EnCap.
- Owners by dam report concern for a safety issue concerning the dam. They report that young people ride bikes, skateboards, roller skates and rollers blades across as well as down the dam.

Insurance:

- Property Manager asked to check current policies, carrier(s) and coverages.

Landscaping

- Discussion of mowing lines around lake as well as owners who are mowing down to shoreline.

- Reported that some owners along Bliss Road are piling landscape debris onto common areas.
- Susan McKenna will monitor landscaping; chair Grounds Committee
- Mulch installation for several possible areas such as south wall at Bliss Road entrance, area at Smith and Denny Road, some cul-de-sac islands and possibly others to be assessed by Susan McKenna and recommendation brought back to Board.
- Eileen Riva suggested Board consider enlarging the tree rings in the cul-de-sacs for better tree health.

#### Tree Replacement:

- Note that if canopy of ash tree is slightly gone it is not worth treating as it can't be saved.
- Board to schedule walk through to check ash trees at the end of August.
- Note made that the Village is not replacing parkway trees at this time but may be doing so with a 50/50 cost agreement.
- Tim Busa will secure verbiage of Village parkway tree program and share with Board.

#### General Maintenance

- Susan McKenna will obtain quote from Two Brothers for removal of damaged pier.
- She will also schedule power washing of Bliss Road monument signs with them.

#### Dam & Spillway

- Question raised as to whether Village sewer line repair under bridge may have caused the sidewalks to break. Currently on record with Village asking it to be repaired. Steve Risch will contact EEI (engineers who work with Village) about this.
- Susan McKenna will contact the Village about the broken drain tiles and/or help with long term (repair) solution.
- Erosion under dam to be addressed. Steve Risch will contact EEI engineer for an opinion and/or recommendation.
- Board recommends that if young people are seen playing, riding, skating, etc. on the top of the dam then the Village police should be called. Question of posting signage will be considered.

#### DMRC

- Manager directed to send copy of any approval letters to the Board.
- Violations will be discussed in Executive Session.

#### Electronic Files

- On motion by Steve Risch, second by Tim Busa, the Board unanimously approved and authorized Tim Dyers to download two (2) copies of the online files Files Anywhere. He will retain one and the other will be entrusted to Baum Property Management for storage in the Association files.
- Going forward, Board will research continued electronic retention of files and histories as well as requesting such retention be a part of the management contracted services.
- On motion by Steve Risch, second by Tim Busa, the Board unanimously approved and authorized Sue Dyers access online QuickBooks histories to make a list of those histories and to download a hard copy for Baum Property Management to add to the Association files they retain.

#### Volunteers

- Eileen Rives volunteered to join DMRC and the Grounds Committee.

#### Board Appointment

- On motion by Steve Risch, second by Susan McKenna, Sandra King was unanimously appointed to the Board of Directors.

#### Owner Forum

- Concern expressed about potential safety hazard due to erosion (hole) by drain tile into the lake.

- Request Board consider need for mulch in cul-de-sac islands.
- Discussion of buffer around lake shoreline to keep chemicals filtered and deter geese.
- Suggestion that silt fence be installed around drains on farm off Denny Road.
- Suggestion that a playground would be a good amenity to add to the Association.
- Suggestion for tennis court enclosure; bids obtained last year but would need to determine how owners would them access if it is secured. Susan will get copies of 2015 quotes to Board and manager for the next meeting.
- Question of whether lakefront owner should/could be assessed a higher fee due to the increased cost of maintaining the lake.
- Suggestion that meeting minutes and packets be shared with owners. Explained that the minutes, once approved, are posted to the website. Board will consider projection of packet pages in the future.

#### Adjournment

- Motion by Susan McKenna, second by Steve Risch to adjourn at 9:06 p.m. Motion carried.

Respectfully submitted,

Susan McKenna, Secretary

Peggy Barry, Property Manager