

A Board of Directors meeting of the Windstone Community Association II was held on September 3, 2013 at the Sugar Grove Fire Station.

The meeting was called to order at 6:52 pm by President, Vivian Porretto.

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

Also present: Sue Dyer, Tim Dyer, Ryan Delahanty, Jeff Jordan, Lynn Thompson

There was one correction to the minutes of the June 4, 2013 BOD meeting made by VP. Motion made by SR and seconded by VP to accept the minutes of the June 4, 2013 BOD meeting. Vote was unanimous.

Treasurer's Report:

The operating fund balance	\$ 59,196.00
The reserve fund balance	\$ 157,000.00
Accounts Receivable	\$ 23,000.00

The auditor wants \$53,000 moved out of the Reserve fund and into the Operating fund for the expense of the lake clean up. The audit was performed by Michael Cochrane. It went well and is now complete.

Capital expenditures in 2012 and 2013 for the lake project totaled \$101,000.00. There is \$ 7,500 outstanding to be paid to Burke's Hauling for the removal and disposal of the sludge.

Homeowners with a past due balance	44 (\$23,000)
Homeowners who have paid in full	282
Homeowners with partial payment	5 (\$1,001)
Homeowners who have paid nothing	19 (\$7,125)

A report will be completed for the liens to be filed and sent to the attorney. A motion was made by DT and seconded by SR to accept the Treasurer's report. Vote was unanimous.

President's Report:

-Ratify the contract to U.S. AquaVac for \$14,400 for the clean-up of the spillway. Vote was 3 yea/2 nay

-Ratify the lake and spillway spraying to Environmental Aquatics for \$5,000 for the remainder of this year. Vote was 4yea/1 nay

-We need to establish a Nominating Committee for accepting and recommending Board of Director applications for elections in the future. VP made a motion to nominate Jeff Jordan, Tim Dyer, Ryan Delahanty and Debbie Tellschow to this committee. Motion was seconded by SR. Vote was unanimous.

-Succession Policy was tabled to a future meeting

-Ratify the resignation of Gary Skaletsky and Mary Ott from their Director positions.

-We still need to bring our covenants into compliance with the Homeowners Energy Policy Statement and the Common Interest Community Association Act. Our attorney, Beth will be working on changing our covenants to reflect these documents. She will complete this task for no more than \$5,000 to be billed at her usual hourly rate. VP will also be asking other HOA's what they are doing to become compliant.

Committee Reports:

-DMRC has approved 3 paver patio/outdoor space upgrades, 1 playset, 1 concrete patio and 1 roof replacement/siding repair project this quarter.

-Beautification

The lake project is now complete and the final hauling should finish later this week. U.S. AquaVac will be returning one more time for final removal of silt in the spillway per SR. He was not satisfied with the original work done in this area. Kevin from Environmental Aquatics will be submitting a quote for bubblers/fountains needed in the future for the spillway.

SM is working on the tree removal/treatments from Wheaton Landscape. She will also be working on the plant over-growth at the front entrance. This will be discussed at the next BOD meeting.

Violations:

Discussion regarding the violation policy and follow-up. There is a need to better organize and implement this policy as it is very time-consuming. VP to be working on improving our current system.

It is time again to work on the annual budget and there is a need to include the new policies when formulating the budget numbers.

A motion was made by DT and seconded by SR to adjourn the meeting.

The meeting was adjourned at 9:08 pm by President, VP.

Respectfully submitted,

Debbie Tellschow
Secretary