

A Board of Directors meeting of the Windstone Community Association II was held on Wednesday, December 7, 2005 at the Sugar Grove Public Library.

Present: Board of Directors: Vivian Porretto, Debbie Tellschow, Ryan Delahanty, Meggen Campbell, Brian Ott, Bob Bartholomew, Bob Trefil, Property Manager Connie Schultz
Homeowners present: Arthur Stoll, Mary Ott, Tim Dyer, Sue Dyer, Jim Barnes, Chris Horn, Sharon Nemedi, James Sethna representing Oliver Hoffman

The primary purpose of this meeting is to discuss and adopt the 2006 Budget.

Minutes of the September 7, 2005 meeting were approved with a motion by B.T. and seconded by R.D. with one correction changing "10% of the total residents" to "10% of the total membership entitled to vote". Vote was unanimous.

R.D. presented the 2006 budget. There will now be a tree care plan initiated this year to be phased in over several years including the entrance, the center island at the entrance, the common ground at the tennis courts, the common ground surrounding the lake and spillway and any trees on common ground. There is money budgeted for a website this year and money budgeted for social activities.

Reserve expenditures are based on a 2003 reserve study and the BOD wants to update the reserve study, which focuses on the common property. The BOD wants to consult a civil engineering firm to study the lake and spillway and provide a professional opinion as to their care. \$8,000 in the budget is allotted for chemical treatments to the lake.

Our legal budget is based on past experience and there is no pending litigation with the Association. There has been a decrease in the management fees by changing from API to PSI.

A motion was made by D.T. and seconded by B.O. to adopt the 2006 budget as presented. Vote was unanimous.

Questions by homeowners:

Sharon Nemedi stated that someone had attempted to steal the decorations in her yard. This was reported to the SGPD. She also asked for clarification that the common area around the lake was for all residents to enjoy.

Chris Horn asked the association's policy on motorhomes in the driveways. The Association will follow the Village of Sugar Grove's ordinance that trailers, boats, campers etc. not be parked in a resident's driveway for more than 72 hours, consecutively or non-consecutively in any 14 day period of time.

Sharon Nemedi asked the policy regarding the faux brick on the home built on Sheffield. V.P. answered that Oliver Hoffman has design review over the BWT 7 homes and therefore would be the decision maker in that instance.

Arthur Stoll asked about the fence surrounding the perimeter of the yard on Greenfield. He thought that there were no fences allowed in the community. V.P. answered that perimeter fences are not allowed and the BOD is taking the appropriate steps to deal with this issue.

Motion was made by R.D. and seconded by M.C. to adjourn the meeting. Vote was unanimous and the meeting was adjourned at 7:45 p.m.

Respectfully submitted,

Debbie Tellschow, Secretary