

**Stilling Woods Estates  
Homeowners Association  
Board of Directors Meeting  
December 11, 2006**

Board members:

*Present:* Rick Rhoads, Joanne Dettmann, Terry Howard, Paul Whittenhall, Trish Spengel

*Absent:* none

Proceedings:

Call to Order: 7:30 p.m. by President Richard A. Rhoads at the home of Joanne Dettmann  
(rescheduled from meeting originally set for Nov. 2, 2006)

Approval of minutes from October 23, 2006 meeting. Motion by Paul Whittenhall, seconded by Joanne Dettmann.

President's Report:

A) Attorney for Board

President Rhoads reported that McHenry attorney Samuel J. Diamond has agreed to act as legal counsel providing legal advice pro bono for the association. If legal documents and/or filing become costly, Mr. Diamond will advise board of his legal fees.

B) Insurance

Rhoads reported quotes for insurance as follows:

General liability/casualty insurance for common areas in subdivision - \$2 million coverage for \$1,300 annually. Errors & Omissions coverage for association board of directors and officers - \$1 million coverage for \$810 annually.

Board agreed to apply for coverage for both at a total of \$2,110 annually.

Other Business:

A.) Association bank account

Dettmann will look into opening an account locally.

B.) Dues/Assessments

Board agreed to assess 68 property owners \$200 for 2007 to cover costs for insurance, maintenance and electric for common areas in subdivision.

C) Bylaws

Spengel will get copies for board members of bylaws for local subdivisions and find out what their assessments and actual collections are.

D) Budget

Dettmann will put together a preliminary budget for 2007. Rhoads requested board members submit lists of priorities for projects for budgeting purposes.

E.) Web site

Homeowner David Trebacz has started a website for the association at [www.stillingwoods.com](http://www.stillingwoods.com). Website will have Covenants & Restrictions and board member names.

F.) Letter to homeowners

Spengel will write letter (with Rhoads' approval) to go to homeowners in January updating progress of the board and explaining the assessment charge.

Next meeting: 7:30 p.m. Monday, January 22, 2007 at Joanne Dettmann's house.

*Meeting adjourned at 8:30 p.m. by President, Rick Rhoads  
Minutes submitted by Secretary, Trish Spengel*