

**Stilling Woods Estates
Homeowners Association
Board of Directors Meeting
February 19, 2007**

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 Jan. 22, 2007)

Minutes from December 11, 2007 meeting approved.

President's Report:

A) Rhoads stated that he is getting bids for liability and errors & omissions insurance. He will get quotes from Tom Low and Toni Jensen in McHenry.

B) Rhoads is also getting bids for maintenance at the subdivision entrances.

Other Business:

A) Spengel presented a letter (copies given to board members) by homeowner Kellie Kozma, who stated she hopes the board will form corporate charters and by-laws and that the assessment fees should not be a random number, rather they be based on the neighborhood's actual financial needs.

B) Dues/Assessments - There was a lengthy discussion concerning the amount the assessment should be. Discussion began with the idea of collecting assessments right away. A suggestion was made that the board should first get three quotes for maintenance and insurance and find out what the cost of electricity is at the entrances. Howard agreed to contact Ken Koreba to find out who put the electricity in, who is paying it and why there is no bill. The board will consider an assessment that would cover the actual costs of maintenance, insurance and electricity and build a cushion for unexpected costs and future improvements. It was suggested that the board set up an arbitration plan for homeowners who might have a disagreement with the association. Rhoads said he would get three quotes for maintenance and insurance; and Howard will check into the electricity issue. Spengel agreed to draft a letter to residents explaining the assessment and the board's proceedings so far.

C.) Board meetings - It was suggested the board set a specific time and day to meet monthly. The board agreed to hold meetings on the fourth Monday of each month at 7:30 p.m.

Next meeting: 7:30 p.m. Monday, March 12, 2007 at Joanne Dettmann's house.

*Meeting adjourned at 8:40 p.m. by President Rick Rhoads
Minutes submitted by Secretary Trish Spengel*