

**Stilling Woods Estates  
Homeowners Association  
Board of Directors Meeting  
March 12, 2007**

Board members:

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

*Absent:* none

Proceedings:

-Call to Order: 7:35 p.m. by President Richard A. Rhoads at the home of Joanne Dettmann.

-Minutes from February 19, 2007 meeting approved.

President's Report:

-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. Rhoads is also getting more quotes for maintenance and landscaping at the subdivision entrances.

-After speaking with attorney Sam Diamond, Rhoads was informed there are no common areas, other than entrances, that the association is responsible for. The board would like some clarification as to responsibilities and ownership of easements in the subdivision.

Other Business:

-It was agreed the board should hire a new attorney. Spengel agreed to interview and recommend an attorney to represent the association and to provide ongoing legal advice.

-Spengel presented a draft letter to be mailed to the association updating members on board progress, plans and the assessment fee. A motion was made and approved to set the initial assessment at \$250 per lot owner. Spengel will make other corrections to the letter and send to Dettman to be mailed to association members.

-There was some discussion regarding the rezoning of lots 1 & 2 at the Lincoln Road entrance from residential to commercial use. The plans extend a proposed strip center at the northeast corner of Lincoln & Chapel Hill roads to the entrance of Stilling Woods Estates at Margaret Court. The rezoning, which was approved by the Lakemoor Village Board in November 2002, also includes a proposed public road through lot 2 onto Margaret Court in the subdivision.

Next meeting: 7:30 p.m. Monday, April 23, 2007 at Joanne Dettmann's house.

*Meeting adjourned at 8:50 p.m. by President Rick Rhoads  
Minutes submitted by Secretary Trish Spengel*