

**Stilling Woods Estates
Homeowners Association
Board of Directors Meeting
April 23, 2007**

Board members:

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

Absent: none

Others Present: Sam Melei

Proceedings:

-Call to Order: 7:32 p.m. by President Richard A. Rhoads at the home of Joanne Dettmann.

-Minutes from March 12, 2007 meeting approved.

New Business:

-Samuel Melei, an attorney with Roth, Melei, Santeler, Ltd. Law Firm in Crystal Lake presented information regarding representing the association. Melei stated that he would offer on-call legal advice for issues regarding bylaws, notice of meetings, interpretation of covenants, course of action in disputes and general advice concerning affairs of the association. The annual retainer would be \$2,000. Other matters such as litigation and dispute resolution would not be covered by the retainer and would instead be billed hourly rates ranging from \$200-\$275. The firm would also draft bylaws for the board at a flat rate of \$250. MOTION to hire Roth, Melei, Santeler Law Firm; seconded and passed. Ayes: Rhoads, Dettmann, Whittenhall, Spengel. Nays: Howard.

President's Report:

-Rhoads presented a proposal by Beth, Rudnicki & Low Insurance Agency in McHenry. Total annual general liability premium is \$164, and annual D&O liability premium is \$495. MOTION to purchase insurance; seconded and passed unanimously.

-Rhoads presented a proposal by Planet Earth Landscape in McHenry. Weekly grass cutting costs would be \$75 for both entrances at Lincoln Road and Chapel Hill Road. Estimate to clean up and install mulch and plants on both sides at entrances is \$7,411. All bushes are guaranteed for one year; and work is to be started three weeks from signing contract. MOTION to hire Planet Earth; seconded and passed unanimously.

Other Business:

-There was a brief discussion regarding the amount of the assessment established at the March meeting. It was agreed that the assessment should remain at \$250 per lot owner and a letter should be mailed to the association updating members on board progress, plans and the assessment fee.

Next meeting: Not established because the regular meeting time falls on Memorial Day. Board will determine later whether a May meeting is necessary.

*Meeting adjourned at 9:20 p.m. by President Rick Rhoads
Minutes submitted by Secretary Trish Spengel*