

**Stilling Woods Estates
Homeowners Association
Board of Directors Special Meeting
July 2, 2007**

Board members:

Present: Rick Rhoads, Jo-Anne Dettmann, Terry Howard, Paul Whittenhall, Trish Spengel

Absent: none

Also present: George Scripp, Mary & Pete Chapeyda, Greg & Beth Greenhill, Patricia & Cliff Boyke, Denise Konstantelos, Dan & Kim Waszak, Shelley Miller, Sarina Bechtold, Elizabeth Phelps, Janet Johnson, Steve Spizzirri, Jesus & Lee Rico, Beth Fischer, David Trebacz, Matt & Laurie Snow, Keith Spengel, Megan & Tim Miller

Proceedings:

-Call to Order: 8:02 p.m. by President Richard A. Rhoads at State Bank of the Lakes, McHenry.

-Minutes from May 24, 2007 special meeting approved unanimously.

President's Report:

-Rhoads gave an overview of the board's formation and proceedings over the past few months including agreeing to hire an attorney, provide insurance for the association, develop a budget and assessment, and landscape the subdivision entrances.

Public Comments:

Greg Greenhill, 1817 Anthony Lane, questioned the board's landscaping plans for the subdivision entrances and said the proposed cost to improve the entrances was unnecessary. He also said the proposal should be voted on by all members of the association and the board needs to get three quotes and advertise for the work. Greenhill was informed that like other governing bodies, the board of directors votes on proposals and that the association membership votes for members of the board, who represent the association.

Rhoads said he spoke with several landscaping companies before recommending the landscape proposal.

Whittenhall said he didn't agree with the \$7,400 proposed for improving the entrances and that residents have maintenance responsibilities. Rhoads said the maintenance proposal includes watering and mowing.

Megan Miller, 1716 Margaret Court, said she thought everyone in the subdivision has the right to vote on the landscape proposal.

It was explained again that like any elected board, the board votes on proposals and makes decisions. Like any elected board, the association board is elected by the people it will represent. Greenhill said he would not pay an assessment and threatened legal action before leaving the meeting.

Some residents, who did not identify themselves, said they did not receive notice of the meeting. Others said they did not know they were in a subdivision that had covenants and an association. They were informed that all 68 property owners according to property tax records were mailed a copy of the budget and meeting notice. It was also noted that a copy of the covenants should have been given to property owners at their closing, and the covenants are also posted on the association website.

Dettman said that in addition to paying for improving the entrances, the assessment is necessary to get things in place such as legal counsel and insurance as directed in the covenants. She said the board personally has been paying for expenses such as copies and mailings because there was no money in the association when it was turned over to the current board. It was also noted that the subdivision developer who presided over the association before this board was elected last year could have been collecting an assessment on property closes so that the association would have money to start up, but that wasn't done.

After a lengthy discussion concerning what plants are proposed for the entrances and some debate about how the landscape company was proposed, Spengel said the board should have a Landscape Committee, comprising a board member as chairperson and other association members. The committee should work together to determine what exactly is needed to improve the entrances, seek proposals from landscape companies and make a recommendation to the board. Terry Howard agreed to chair the committee and several attendees signed up to work on the committee.

Rhoads closed the public comments session.

New Business:

The budget was presented as follows:

Revenues: \$17,000

Expenses: \$17,000

Legal fees: \$2,000

Legal fees (bylaws): \$250

Insurance: \$660

Landscaping – maintenance: \$1,350

Landscaping – entrances: \$7,400

Office supplies: \$50

Copies: \$50

Postage: \$100

Contingency reserves: \$5,140

Whittenhall motioned to vote on the budget as presented. Dettmann seconded the motion.

Spengel said the budget estimates what expenses might be and the actual costs could be less or more than expected. The budget is a good start to get the association functioning. The landscape project would not proceed until after the board approves a proposal as recommended by the Landscape Committee.

Voting Aye: Howard, Dettmann, Spengel, Rhoads

Voting Nay: Whittenhall

Motion carried.

Rhoads motioned to approve an assessment of \$250 per lot owner as defined by county tax records. Whittenhall seconded.

Voting Aye: Howard, Dettmann, Spengel, Rhoads

Voting Nay: Whittenhall

Motion carried.

Next meeting: 7:30 p.m. July 30, 2007 at State Bank of the Lakes in McHenry.

*Meeting adjourned at 9:15 p.m. by President Rick Rhoads
Minutes submitted by Secretary Trish Spengel*