

**Stilling Woods Estates
Property Owners Association
Board of Directors Meeting
July 30, 2007**

Board members:

Present: Paul Whittenhall, Trish Spengel, Terry Howard

Absent: Richard Rhoads

Also present: Dan Waszak, Tom Kozma

Proceedings:

-Call to Order: 7:35 p.m. by Vice President Paul Whittenhall at State Bank of the Lakes, McHenry.

-Minutes from July 2, 2007 special meeting approved unanimously.

Vice President's Report:

-Whittenhall presented the resignation letter from Treasurer Jo-Anne Dettmann. The board accepted the resignation unanimously. Secretary Spengel will assume Treasurer responsibilities until a new board member is appointed to fill the vacancy.

Public Comments:

-No comments were presented.

Finance Report:

-Assessment notices have not been mailed yet due to the resignation of the Treasurer. Spengel said the list of property owners and mailing addresses should be reviewed and updated to be sure all notices are going to the proper owners. Spengel motioned to appoint association member Kellie Kozma as an officer/auxiliary board member assigned to update the list and make sure all information is correct. Motion approved unanimously.

-Spengel will open a bank account at State Bank of the Lakes. All check will require two signatures of board members.

New Business:

-Spengel will open a post office box for the association.

Old Business:

-The board reviewed each article of the draft By-Laws and made some changes, which will be forwarded to attorney Sam Melei to incorporate in the final version for board approval. The board will determine later the term of office for board of directors and when the next election should be held. The board unanimously agreed to submit all other revisions to the attorney.

-Whittenhall motioned to vote on the acceptance of a proposed homeowners association bill of rights to be included in the By-Laws. Howard said the bill or rights was unnecessary. Spengel said attorney Melei had stated that the bill of rights is a good idea, but is vague and enforcement may be a problem for either side. No second; motion failed.

Other Business:

-Howard submitted plans for a new home to be constructed on Lot 15 Phase II. Elizabeth and William Phelps are proposing to build a ranch-style home with three brick sides and are requesting a variance for cement board on the north side of the structure. There was some discussion about the properties and aesthetics of cement board. Howard motioned to grant a variance for cement board. Whittenhall seconded; motion passed unanimously.

Announcements:

-Howard stated that several neighbors have complained about the appearance of the entrances for the subdivision. Neighbors want to get this landscaping done; the entrances are a reflection of what is inside; and it is an embarrassment.
-Association member Dan Waszak said he attended the last board meeting and wants the board to continue with its agenda, to continue to listen to homeowners, stop waffling, and establish a direction and stick with it.

Next meeting: 7:30 p.m. August 27, 2007 at State Bank of the Lakes in McHenry.

*Meeting adjourned at 9:50 p.m. by Vice President Paul Whittenhall
Minutes submitted by Secretary Trish Spengel*