

SWEPOA

Stilling Woods Estates Property Owners Association

P.O. Box 972 McHenry, Il, 60051

Web: www.stillingwoods.com

Board of Directors Meeting January 22, 2008

Board members:

Present: Jonathan Grandt, Trish Spengel, Steve Spizzirri, David Trebacz. Michael Zelek arrived at 7:20 p.m.

Absent: None

Also present: Valerie Brixy, 1706 Vivian Way Court
Dan and Kim Waszak, 1711 Vivian Way Court
Rick Rhoads, 2016 Anthony Lane
Pat Bentancur, 1713 Margaret Court

Proceedings:

-Call to Order: 7:10 p.m. by Trish Spengel at State Bank of the Lakes, McHenry.

-Minutes from November 27, 2007 meeting approved by all members present. Absent: Michael Zelek.

Treasurer Report:

-Grandt presented a monthly finance report detailing the association's payments and expenses. Ending balance as of Dec. 31, 2007 is \$8,269.01.

-Motion by Jonathan Grandt to pay \$2,462.50 for association legal fees through Dec. 31. Motion seconded by David Trebacz. Motion passed. Ayes: Trebacz, Grandt, Spengel. Nays: Spizzirri. Absent: Zelek

-Motion by Jonathan Grandt to pay \$56.00 for association annual P.O. Box fees. Motion seconded by David Trebacz. Motion passed. Ayes: Spizzirri, Trebacz, Grandt, Spengel. Absent: Zelek

Resident Comments:

-Valerie Brixy asked if the legal fees would continue each month. It was noted that the association has an annual retainer fee, which covers general advice concerning affairs of the association. Other legal expenses, which are not expected to continue, have accrued due to possible legal actions on behalf of the association. She also inquired whether a lawyer looked over the proposed bylaws and it was noted that the attorney approved the proposed bylaws. She also inquired if the light bulbs would be changed at the entrances. Board members are looking into a maintenance solution for the entrances.

-Rick Rhoads inquired how many property owners have paid the assessment. Grandt stated that 11 of 69 properties had not paid the assessment. Rhoads also inquired whether the board had secured insurance; and Zelek said the board is now insured. Rhoads also said the light on the north side of the Chapel Hill entrance needs to be repaired. It is currently just propped up.

-Dan Waszak said snowmobiles crossing through backyards are a challenge. He also asked if the board was in contact with the developers of the property along Lincoln Road; and Zelek said he is talking with the developers, but there are no solid plans in place at this time. Waszak inquired if the board could allow more time for members to review the bylaws, as he is concerned about the board's ability to call special meetings and what the association's office hours are. It was noted that board members and the attorney have thoroughly reviewed the proposed bylaws and made changes to tailor them to our association needs. It was also noted that the bylaws should have been in place when the association was formed and bylaws are

necessary for the association and board to operate properly. The proposed bylaws were posted on the website for review by members.

Old Business:

- Insurance - Zelek informed the board that the premium was paid and the association now has insurance.
- Bylaws - Motion by Zelek to approve the bylaws as presented; seconded by Spengel. Motion passed. Ayes: Trebacz, Grandt, Zelek, Spengel. Nays: Spizzirri. Trebacz agreed to send an email to the email list of residents notifying them the bylaws had been passed.

New Business:

- Entrance Maintenance – Zelek and Grandt will seek bids to maintain both entrances. Goals are 1) handy person to be available for repairs, 2) grass cutting, and 3) potential beautification of the entrances, which includes obtaining projected costs to help to prepare the budget. Trebacz and Spengel would send area size information to Zelek to help in the bid process. Trebacz volunteered to change light bulbs at the entrances in the meantime.
- Official Letterhead Logo – Spizzirri presented several designs for the board and residents to consider. Motion by Zelek to approve the entrance picture design; seconded by Grandt seconded. Motion passed unanimously.

President Report:

- Spengel reported that she had been asked by residents to consider asking the village to install a stop sign at the intersection of Margaret Ct., Vivian Way Ct. and Mason Corte. Essentially the residents just needed to suggest that a stop sign be placed there. Board members agreed it would be a good idea for the safety of our residents. Spengel will write a letter to the village requesting the stop sign.

Other Business:

- Spizzirri presented a communication spreadsheet to the board. His proposal listed the pros and cons of various communication methods. Spizzirri asked for feedback on the list and wants to discuss it at the next meeting. Spizzirri also volunteered to work up a draft format for a potential community newsletter.
- Spengel suggested and board members agreed to send a letter to association members regarding the progress the board has made. Spengel will draft a letter to be mailed.
- Trebacz suggested and board members agreed to put together a calendar of events that would help guide this board and future boards on what tasks need to be done and when.
- Grandt and Zelek presented a draft budget format that would be used to set the association annual budget. It was agreed that this would be on next month's agenda after we get some bids back.

Closed Session:

- The board entered into closed session at 9:15 pm.
- No action was taken.

-Next meeting: To be determined, but tentatively set for 7:30 p.m. Feb. 26, 2007 at State Bank of the Lakes in McHenry.

Adjournment:

- Motion by Zelek to adjourn the meeting; seconded by Grandt. Motion passed unanimously.

*Meeting adjourned at 10:20 p.m. by President Trish Spengel
Minutes submitted by Secretary Dave Trebacz*