

SWEPOA

Stilling Woods Estates Property Owners Association

P.O. Box 972 McHenry, IL, 60051
Web: www.stillingwoods.com

Annual Meeting/Election August 26th, 2009

Board members:

Present: Jason Gill, Lisa Maire, Trish Spengel, David Trebacz. *Absent:* Michael Zelek

Also present: Lakemoor Village President Todd Weihofen, Acting Police Chief Rick Iverson, Diane Vida, 1912 Anthony Lane; Valerie Brixy, 1706 Vivian Way; Terry Howard, 1609 Mason Corte Drive; Mark and Deborah David, 1615 Mason Corte Drive; Patricia and Cliff Boyke, 1810 Vivian Way Court; Phillip Gialluisi, 1907 Margaret Court; Wendi Trebacz, 1715 Mason Corte Drive; Keith Spengel, 1810 Mason Corte Drive; Steve Spizzirri, 1712 Vivian Way Court.

Proceedings:

-Call to Order: 7:00 p.m. by Spengel at McHenry Bank & Trust.

-Minutes from June 24th, 2009 meeting approved by all present members.

Treasurer Report:

-Formal reports for June and July were presented to the board. End of July balance was \$9,374.49. Motion by Spengel to approve June and July treasurer's reports as presented; seconded by Gill. Motion passed unanimously.

-Maire presently monthly expenses and bills for legal fees and entrance maintenance for June and July, totaling \$1,258.27. Motion to approve the bills as presented, made by Gill; seconded by Trebacz. Motion passed unanimously.

New Business:

-Neighborhood Watch Program – Gill stated that he and Zelek have been working with the village to establish a Neighborhood Watch Program in our subdivision. Acting Police Chief Iverson commented about the ongoing formation of a formal neighborhood watch programs in Lakemoor. The village will have signs for neighborhoods participating in the program. Residents can check the village website for details on future formation meetings. Iverson also encouraged residents to contact the police department if they see any unusual behavior or village ordinance violations.

-Introduction of Lakemoor Village President and Acting Police Chief - Todd Weihofen spoke about what's happening in the village and encouraged residents to bring questions about village operations to him or the village staff whenever they arise. Questions were asked about cleaning up the around the street lights that were placed last year, local economic development, rental permit enforcement, more proactive village ordinance enforcement, and the effect that reduced tax income will have on village services. The village is working with the association to enforce maintenance of abandon and undeveloped property.

Residents Comments:

- Steve Spizzirri inquired what the board could do to provide better communication to residents, now that the regular operations of the board are well established. Trebacz responded that several communication

vehicles are available to the residents (regular meetings, newsletters, mailed letters, postcards, email lists, website, etc) and generally the board receives limited feedback on each of them. If residents have questions or comments, please contact the board through the website. Generally, residents have not expressed a need for more communication and turnout for board meetings and interest in volunteering for the association is usually low.

Annual Meeting:

- Remarks from President, Reports from Directors and Committees

Secretary report - Trebacz said the website contains all pertinent information about the association, including agendas, minutes and contact information, and links to other useful sites.

Vice President/Architectural Review report – Trebacz gave the report in Zelek’s absence. Trebacz said during the past year the Architectural Review committee reviewed and approved a new home being built on Julia Way, a shed on Margaret Court, and swimming pool plans on Vivian Way. In each case the changes we reviewed to assure the meet the association’s covenants. New plantings will be installed at the entries in the fall. The board has been working very closely with the village to enforce mowing covenants.

Treasurer report – Maire said the books are in order and the budget is in line with expected expenses for the year to date. Total income is a little higher than budgeted because some late assessment payments have been made. Up to now, overall expenses are lower than expected, except for postage and legal fees, which should be recouped when overdue assessments are paid. Liens have been filed on those properties with outstanding bills.

Director report – Gill reported on the Neighborhood Watch Program earlier.

President report – Spengel thanked the board members for all of their work over the past year and said the association is running smoothly now that all of the processes, Bylaws, timeline and protocols are in place.

- Nominating Committee Announced – Committee Chairperson Spengel said no members expressed interest in serving on the committee. Spengel proposed the following members for the Nominating Committee to serve from the close of this annual meeting to the close of the next annual meeting: Jason Gill, Terry Howard and Trish Spengel. Motion to approve committee members by Trebacz; seconded by Maire. Motion passed unanimously, with Spengel abstaining.

Election of New Directors:

-There were no candidates on the ballot to fill two vacancies, each for a 2-year term. Nominations from the floor included Lisa Maire, Tricia Boyke, and Phil Gialluisi. Candidates for the two board of director seats were: Lisa Maire, Tricia Boyke, and Phil Gialluisi.

New Directors Announced:

-Votes were tallied by Trish Spengel and Terry Howard. Tricia Boyke and Lisa Maire were elected to the Board of Directors for 2-year terms on the board, expiring on Oct. 15, 2011.

Next meeting: 7:30 p.m. September 23rd, 2009 at McHenry Bank & Trust in McHenry.

Adjournment:

-Motion by Trebacz to adjourn the meeting; seconded by Gill. Motion passed unanimously.

*Meeting adjourned at 8:29 p.m. by President Trish Spengel
Minutes submitted by Secretary David Trebacz*

**Stilling Woods Estates
Homeowners Association
Board of Directors Election
August 26, 2009**

An election was held at 7 p.m. McHenry Bank & Trust in McHenry for two (2) positions on the Board of Directors. A total of 21 ballots were collected in person and by proxy. No ballots were invalid.

The results as tallied by Nominating Committee members Trish Spengel and Terry Howard were as follows:

Lisa Maire – 17 votes
Patricia Boyke - 21 votes
Phil Gialluisi – 4 votes

The following two candidates received the most votes and were elected to two-year terms (expiring 2011): **Lisa Maire and Patricia Boyke.**