

SWEPOA

Stilling Woods Estates Property Owners Association

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

Board of Directors Meeting October 22, 2008

Board members:

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

Also present: Paul Whittenhall, 2001 Julia Way

Proceedings:

-Call to Order: 7:30 p.m. by Spengel at McHenry Bank & Trust.

-Minutes from September 24th, 2008 meeting approved by all members.

Treasurer Report:

-No formal treasurer's report was available for this month due to transition of Treasurer responsibilities. The board authorized the payment of bills to our CPA for \$150, Planet Earth for \$288 and \$276, and we collected \$290.56 from an outstanding assessment. The association balance was \$2,673.96. The forecast is to end the year with approximately a \$1,000 balance.

Residents Comments:

-None.

New Business:

Appointment of Officers – Each of the board members discussed the various board positions and responsibilities.

Zelek nominated Trish Spengel for President and Jason Gill seconded. Motion passed unanimously.

Spengel nominated Mike Zelek for Vice-President and Jason Gill seconded. Motion passed unanimously.

Zelek nominated David Trebacz for Secretary and Jason Gill seconded. Motion passed unanimously.

Spengel nominated Lisa Maire for Treasurer and Jason Gill seconded. Motion passed unanimously.

-Appointment of Officers:

President – Trish Spengel

Vice President – Michael Zelek

Secretary – David Trebacz

Treasurer – Lisa Maire

Meeting Dates – With much of the initial work of the board setup and operation the board will plan to meet every 2 months. Planned future meeting dates are: December 15th, February 25th, April 22nd, June 24th, August 26th, and September 23rd subject to room availability.

Bank account signatures – Lisa Maire will be added to the approved list for bank account signatures to replace Jonathan Grandt.

Review committee appointments – There was consensus that the architectural committee will continue to be headed up by Mike Zelek with Trish Spengel and David Trebacz as members. The board will invite 2 members of the association to participate on the committee by February and replace Spengel and Trebacz for next year

Proposed 2009 budget – The board discussed three budget proposals with various assessment and expense scenarios prepared and presented by Mike Zelek. Trebacz motioned for approval of option 2 and Jason Gill seconded. Motion passed unanimously.

Architectural Review Committee Report:

-House plans were reviewed and approved for a new house on Julia Way.

President Report:

-Spengel suggested we continue the investigation of a new attorney that will charge the association on an hourly rate. Jason Gill volunteered to continue the search for an attorney with non-profit association experience.

-Spengel suggested we consider including a survey for advisement from members of what they'd like to see the association board working in the future. The board will consider this for an upcoming association communication.

Other Business:

-Zelek presented the proposal from Planet Earth to continue maintenance of the association entrances in 2009. The proposal included the replacement of dead bushes under warranty and one burning bush that was moved. It included a modest 3% increase in maintenance costs, especially considering the increase in gas prices. Motion to approve Planet Earth services for 2009 at \$298/month and spring mulch at both entrances for \$495 by Spengel and seconded by Trebacz. . Motion passed unanimously.

-Next meeting will be the budget approval meeting. Spengel will write the cover letter for the budget mailing. Trebacz will copy and mail the budget packets November 12th and postcard reminders on December 2nd.

Next meeting: 7:30 p.m. December 15, at McHenry Bank & Trust in McHenry.

Adjournment:

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

*Meeting adjourned at 8:34 p.m. by President Trish Spengel
Minutes submitted by Secretary David Trebacz*