

SWEPOA

Stilling Woods Estates Property Owners Association

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

Annual Meeting/Election August 17th, 2011

Board members:

Present: Terry Howard, Lisa Maire, Sandy Minor, David Trebacz. Absent: Patricia Boyke

Also present: Trish Spengel, 1810 Mason Corte Drive; Mark and Deborah David, 1615 Mason Corte Drive.

Proceedings:

- Call to Order: 7:30 p.m. by Howard at McHenry Bank & Trust.
- Approval of April 20th, 2011 minutes with approved change to the date. Motion made by Trebacz, seconded by Maire. Motion passed unanimously.
- Determination of quorum – quorum was established with 12 voters either at the meeting or represented by a proxy vote.

Residents Comments:

- No public comments.

Treasurer Report:

- Formal financial reports for the association 2011 YTD were presented to the board. Balance through August 17th was \$9,846.39. Motion by Trebacz to approve 2010 YTD treasurer's report as presented; seconded by Minor. Motion passed unanimously.

New Business:

- Discussion about the process for sending letters to residents with covenants violations (stored boat) was discussed no action needed since the boat had moved.
- Discussion of what to do about grass being blown onto streets was discussed.
- Trebacz will respond to our attorney regarding a foreclosure inquiry to the board.

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.
 - President/Architectural Review report** – Howard said during the past year the Architectural Review committee reviewed and approved various plans in the subdivision. In each case the changes we reviewed to assure the meet the association's covenants. The entrances have been well maintained this past year.

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 higher than budgeted and all property assessments were collected this year.

- **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: Terry Howard, Trish Spengel, and one to be named later. Motion to approve committee members by Trebacz; seconded by Maire. Motion passed unanimously.

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 Deborah David and Lisa Maire. Candidates for the two board of director seats were: Deborah David and Lisa Maire.

New Directors Announced:

- Votes were tallied by Trish Spengel and Terry Howard. Deborah David and Lisa Maire were elected to the Board of Directors for 2-year terms on the board, expiring on Oct. 15, 2013.

Next meeting: 7:30 p.m. October 17th, 2011 at McHenry Bank & Trust in McHenry.

Adjournment:

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

*Meeting adjourned at 7:58 p.m. by Vice President Terry Howard
Minutes submitted by Secretary David Trebacz*

**Stilling Woods Estates
Homeowners Association
Board of Directors Election
August 17, 2011**

An election was held at 7:30 p.m. McHenry Bank & Trust in McHenry for two (2) positions on the Board of Directors. A total of 12 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 are as follows:

Deborah David – 12 votes

Lisa Maire - 12 votes

The following candidates were elected to two-year terms (expiring 2013): **Deborah David and Lisa Maire.a**