

**Stilling Woods Estates
Property Owners Association
Board of Directors Meeting
November 27, 2007**

Board members:

Present: Jonathan Grandt, Trish Spengel, Steve Spizzirri, David Trebacz, Michael Zelek

Absent: None

Also present: Paul Whittenhall, 2001 Julia Way

Proceedings:

-Call to Order: 7:40 p.m. by Trish Spengel at State Bank of the Lakes, McHenry.

-Minutes as amended from Oct. 24, 2007 meeting approved unanimously.

Treasurer Report:

-Grandt presented a monthly finance report detailing the association's payments and expenses. Current association balance is \$9,359.40. He also presented the list of assessment collections. Of the 69 properties in the association, 46 have paid the assessment and 23 have not paid yet. Members who have not paid by the Nov. 30 extended deadline will be sent letters reminding them that the assessment now requires a penalty as stated in the covenants.

-Motion by Zelek to approve treasurer's report as presented; seconded by Spengel. Motion passed unanimously.

Resident Comments

-Paul Whittenhall said that he was happy to see the new board proceeding on the business of the association. He would be happy to help in any way to continue the work the previous board had started.

Old Business

-Liability insurance - Zelek presented a proposal for general liability insurance for the association. The proposal was very competitive to other quotes Zelek had seen in the past; and the coverage was equal to the amount recommended by legal counsel. Zelek attempted to get two other quotes, but the other agencies didn't respond. Motion by Grandt to approve \$659 annual premium for insurance with Beth, Rudnicki & Low Insurance Agency of McHenry; seconded by Trebacz. Motion passed unanimously.

-Bylaws – Board members went through a lengthy review of the draft bylaws and discussed changes. Trebacz is to send revisions to the attorney to review and integrate. The intention would be to have them ready to approve in December, with time for membership review and comment. Motion by Zelek to send draft of bylaws with recommended changes to the attorney for review and revision and then post the revised bylaws on the website; seconded by Trebacz. Motion passed unanimously.

New Business:

-Architectural Review Committee – Spengel proposed and board members agreed to appoint Zelek as chairman of the Architectural Review Committee and the rest of the board members to

serve as the committee. The board may review the committee's membership after a more formal process for committee appointments is established.

President Report:

-Spengel reported that the next meeting date needs to be changed because the room is unavailable. Each board member was to check their calendar to see if Dec. 20 at 7:30 p.m. would work instead.

Other Business

-Spengel suggested that a uniform letterhead for official communication and stamp be established. Spizzirri volunteered to create three logos for the board to review.

-Trebacz reported that nine residents had provided email addresses in response to the communication letter that was sent out. He would send emails to those residents when minutes and agendas are posted on the website.

-Next meeting: To be determined, but tentatively set for 7:30 p.m. Dec. 20, 2007 at State Bank of the Lakes in McHenry.

-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*