

Windcastle Homeowners Association Meeting

October 29, 2007

Held at 9 Windcastle Place, hosted by Al and Kathy Wansing

Lot Owners represented at the meeting included:

Aiello (25)	Greskowiak (2)	Ruff (21)
Clancy (31)	Gunter (24)	Tocco (28)
Dallas (33)	Haldeman (39)	Twilman (5)
Dimemmo (35)	Killian (8)	Wansing (9)
Fasnacht (45)	Ohmes (13)	
Fridley (12)	Madonia (38)	

The Meeting was called to order at 6:30 p.m. The following issues were discussed:

- ✓ The proposed revised CC & R's were discussed at length. The ByLaws committee consisting of Beverly Ruff, Jay Ohmes, Michael Gunter and John Beauchamp are to be commended on the thorough job of revising the CC&R's for the Windcastle plat I homeowners. All attendees voted yes in favor of accepting the revised CC&R's. We also had on hand eight proxy votes in favor of acceptance. We will canvas the neighborhood for the people who could not attend the meeting to get an additional six yes votes. We need at least 31 yes votes to get the 2/3 required.
- ✓ Michael Gunter also discussed the new Windcastle Website and its content. We all owe Mike a debt of gratitude for his efforts on this as well. The proposed CC&R's are shown on the website now, and they will be replaced with the official copy as soon as we secure the necessary votes. The web site can be viewed at www.windcastlehoa.freesevers.com.
- ✓ The security cameras were discussed by Mike Gunter and he mentioned that the cameras were operational and have already been used to provide identification to the St. Charles County police department for a possible suspect of a crime that was recently committed in the plat II area. It was mentioned that Sound Security worked with the Homeowners Association to give us a workable product capable of reading license plates for all vehicles entering and leaving the subdivision. We are obliged to pay the Sound Security \$150 per month for 36 months, for which they will provide complete warranty of the system. They upgraded the cameras, the computer, and the monitor while installing the new equipment at no cost to us. The cameras recycle every seven days, so if a crime is committed and a

homeowner wants data from the system they need to contact a trustee or Mike Gunter before seven days expire from the time of the incident.

- ✓ Beverly Ruff gave an update on replacing the stop signs and street signs with the more attractive black signs being used in St. Charles (Booneslick area) and in Whitmore . Stone Sign company submitted a bid at about \$6,000. It was agreed to put this off until the winter meeting, but if we decided to go forward we would discuss with Sue Schaeffer for inclusion of plat II.
- ✓ Gene Dallas provided an update on the actual expenses versus the budget for 2007. Although the sprinkler repairs cost \$3,000; we will have to begin to pay Sound Security the \$150 per month; and the trash pickup expense is running significantly over budget, it is thought that we would finish the year close to the approved budget overall. We have benefited from lower picnic costs, lower water bills, and lower gardening expenses in 2007. The water bills and gardener bills were lower because of the sprinklers not being turned on until August. The picnic expenses were lower because the committee chose to not have the inflatables this year in favor of having a magician.
- ✓ There was a discussion regarding the desire to have a fountain in the pond and Russ Madonia agreed to follow up with Sue Schaeffer and try to get some costs together for a discussion at the next meeting in February, 2008.

The meeting was adjourned by 8:15 p.m.