

**GINGER WOODS HOME OWNERS ASSOCIATION
BOARD OF DIRECTORS
June 5, 2006**

CALL TO ORDER

The meeting was called to order at 8:41 p.m. The meeting was held at Jim Nutley's residence, Aurora Illinois. Present were Jim Nutley, Mark Radtke, Dave Locke, John Savage and Jim Claussen.

Approval of Minutes: Jim Nutley made a motion to approve April minutes. Motion passed.

President's Report:

Kingsland resubmitted engineering comments to the City for Ginger Woods Reserve. City of Aurora approved:

- Monument signifying Ginger Woods Reserve
- Landscape easement on West side of property
- Minimum SF of 2,800, single story homes acceptable
- Inclusion in the existing HOA

GW discussing design standards:

- DRC approval for architectural elevation on any home built
- GW is requesting two or more voting positions with the Builder/Developer team

Townhome: Kingsland is awaiting City's approval to comments submitted on plans.

COMMITTEE REPORTS

Design Review (JS): Board to recruit for a new member to replace Steve Schaeffers. No applications received to-date.

Baum to increase neighborhood inspections to a bi-monthly schedule from March through September. Monthly schedule for remaining time of the year

Inspector to focus on:

- Wood or paving blocks on-site – see if work needs approval
- Weeds in tree rings, beds and grass
- Basketball hoops in good condition
- Signs in yards
- Sheds in yards

Design Review Guideline Changes

Kingsland has a DRC document for new Reserve properties:

- DRC to review Kingsland document and outline for the Board. Propose changes to GW Design Review guidelines

Communication (MR): need blurb on neighborhood watch

Community Service (DL): No report

New Resident Welcome Committee (JC): Baum to update the new home sales summary report. Schaeffers' and a home on Charter Oak have recently gone under contract.

NEW BUSINESS

Neighborhood Watch Program – Lanier Johnson

90 of 153 homes, gap of 26 households away. Memo going out to community to update neighborhood and capture email addresses. Sub-captains will work with the list and try to close the gap.

- Website to assist in passing information
- Development to be addressed by the Board
- Email blasts – establish homeowners list

DR Guideline Change

Address Ginger Woods reserve guidelines and discuss difference and propose action

Clarence Davids Work

Clean out lift station weeds.

Board Meeting Highlights

Highlights to be posted to the web site once approved in meeting.

Ginger Creek Church

Radtke contacted FM to address landscaping at entrance. Looking for mulch around trees and reseed grass and mulch trees. Radtke to address a possible barter for landscaping work and use of their meeting rooms. Baum to identify cost of repairing grass in front entrance on Ginger Creek side and communicate to Radtke.

Pond at Ginger Woods and Red Maple

Board voted online to approve expenditure to add grass to the bank for \$6,000. Grass behind Paul Straughn's house seems to be dead. Inspector to verify and Laurie to notify homeowner to repair. If common property, notify Board for repair.

Metropolitan Pump

Need to replace locks at gate. Board approved work to be done. Level controller shutting off in high float conditions. Dave Locke will address solutions and pricing; pre-approved by Board to proceed with work if less than \$1,000

OLD BUSINESS

Interactive Website

Bring ideas for forms and reports that could be updated via the web for Board & DRC to review. Delinquency Report, Home Sales Summary, DRC

Ginger Woods Park

Asphalt paths complete. Board needs to communicate with Park District about additional land from Trojack property.

Clarence Davids Work

Baum provided another supplier to replace the seven trees for approximately \$400/tree. Board approved to install seven including two at the Butterfield pond.

ADJOURNMENT

Motion to adjourn by Jim Claussen. Motion passed at 10:29 p.m.

Respectfully submitted,

Mark Radtke, Secretary

Next Board meeting is scheduled for August 7, 8 p.m. at Nutley's residence