Oct. 8, 2012 Meeting Minutes

I. Call to order – 7:49 P.M.

II. Roll Call
Board members present
President - William Dziallo
VP - Barry Barnett
Treasurer - Elizabeth Murphy
Secretary - Judy Glazewski
Board Member - Jerry Spehar
EPI – Scott Adler

Home Owners present: 54

III. Approval of Minutes
Beth Murphy motioned to approve the minutes from July (previous meeting). This was seconded by both William Dziallo and Jerry Spehar.

IV. Treasurers Report
Jan from EPI provided Bank reconciliation reports to the Board which covers through 9/30/12. Beth noted that there are still some outstanding deposits in transit. Beth will review the records and follow up with Jan.

Beth will also follow up with Jan in regards to the driveway and painting reports. They appear to have been put through for processing from the reserves as opposed to the regular operating account.

ComEd and Waste Mgmt bills are now on AUTOPAY.

EPI presented their proposed budget for 2013. Beth reviewed EPI's proposed budget previously and has presented her own budget. As 4 of the 5 board members were newly elected it was decided that they would need additional time to review the report. Further meetings will follow to discuss the budget.

Roof assessment.
No roofing company has been selected as of yet. The board and EPI are still looking into getting additional bids. The costs are rising between 3% and 6% per year, on average. This may cause a shortfall in the special assessment budget. It was also proposed to hire a roof inspector, independent from the builder to ensure work is done properly. Early estimates are that a roof inspector would cost around $40,000, ($435 per unit). It is unknown at this time if this cost will be taken from reserves or in the planned roof budget. Additional items to consider are things not typically covered in roofing contracts, such as gutter, wood, vent and siding replacements. The estimated extra cost would be near $500 per unit. It is unknown at this time if the extra cost would this be taken from reserves or roof budget. Additional discussions will follow.

V. Management Report
During the painting contract rotted wood was found. Bids were sent out for repairs. The 3 quotes were: Lang : $10250, SMS : $9100, Inside Out : $8950. Beth motioned to accept the SMS bid. Board unanimously voted to approve.

Additional Roof Repairs:
8905 Bluebird - Lang - $1205 replace shingles/plywood where garage roof meets the house. Board unanimously voted to approve.

8907 Bluebird - Lang - $750 shingles/chimney. Board unanimously voted to approve.

Sprinkler system shutdown bid from ACES, $1220, was unanimously approved.

**Exterior modification requests:**

18213 Pheasant Lake, window replacements. Motion to approve by: Beth & William. Unanimously approved.

18215 Pheasant Lake, window replacements. Motion to approve by: Beth & William. Unanimously approved.

18202 Pheasant Lake, door replacement. Board would like more details from the unit owner. EPI has made that request, currently awaiting unit owner's response.

18140 Mockingbird, patio awning. Board approved on the condition its color is white. Motion to approve by: Beth and William. Unanimously approved.

8831 Bluebird, window replacement. Motion to approve by: Beth and Jerry Unanimously approved.

8830 Bluebird, patio door. Motion to approve by: William and Judy. Unanimously approved.

18200 Mockingbird, exterior lights. Motion to approve by: Beth and Jerry Unanimously approved.

8817 Bluebird, requesting to install tree on common area to help with standing water. This request was denied by the prior board as it is a common area and there are other recommendations/options to deal with the water issue. Motion to deny: William and Jerry. Unanimously denied.

**VI. Home Owner Forum**

**VII. Adjournment of Meeting**
Motion to adjourn the meeting was made by Barry Barnett, this was seconded by Beth Murphy. Meeting was adjourned and the Board proceeded to Executive session.