I. Meeting called to order at 7:02 P.M.

II. Roll Call:

President: Judy Glazewski
Vice President: James Hansen
Treasurer: Beth Murphy
Secretary: Jerry Spehar
Director: Debbie Gardner
EPI Management: Scott Adler

Unit Owners Present: James Gardner, Peter Fasone, John Sokol

III. Guests – Scott introduced Bill Lang and Dustin Rager from Lang Home Exterior -

1. Questions prepared by the board of directors, regarding the upcoming roofing project, were discussed.

   1. Homeowners’ Forum
   2. No issues were discussed

IV. Approval of the minutes

1. Minutes were approved by unanimous vote after Jim Hansen’s attendance correction.

VI. Treasurer’s Report – Beth Murphy

1. Bank reconciliations were provided to Beth by Scott at the board meeting.
2. Com Ed and Waste Management autopays posted during month.
3. Accounts payable is $0 on financials and matches detail.
4. ACH batch for March was initiated and will process on March 17th since March 15th is a Saturday
5. A breakdown of the totals of the receivables and prepaids between roof and regular assessments were provided to the board.
6. Assessment & roof income amounts on the financials were correct.
7. The financials were emailed to Beth (per the EPI contract) on March 7.
8. Beth will adjust the beginning balances for net assets for the EPI retroactive adjustment of $227.50.
9. Beth indicated that the roof bank accounts do include the interest earned on the roof assessment funds, but the net asset account for the roofs just includes the roof assessments so that those amounts can easily be tied out.
10. Beth indicated that she has not finalized all of the 12/31/13 year-end adjustments yet, but Beth does know that no income taxes will need to be paid for the 2013 tax returns which she has drafted.
11. The charges for the Ammon and Safeway Chimney deposits were fixed and are now properly charged to the non-roof reserve account.
12. Scott indicated that he will investigate the $40 amount taken out of the scavenger expense and charged to an owner; Beth noted that the scavenger bill was the usual $920 and didn’t include the extra $40 being charged to the owner.
13. Beth requested executive session time to deal with one of the year-end adjustments for bad debt expense.
14. Beth indicated that the year-end financial statements need to be completed in order to complete the tax return on time which is due March 31, 2014.
15. Information about the EPI online system will not be included in the information to owners until the EPI contract is resolved.
V. Management Report

Financial
A) Statements: Attached to March 2014 Management Report
B) Delinquency Status: Attached to March 2014 Management Report

Miscellaneous Operation:
A) Siding Replacement
   1. Review siding replacement bids.
B) Roof Replacement Project
   1. Scott reviewed sun tunnel and skylight passed approvals in 2004.
C) Exterior Painting
   1. Scott reviewed the bid proposals from Paint Right Painting, George Thomas, SMS and AAA Painting.
   2. Debbie made a motion to try SMS at a bid of $61,379. Jerry seconded the motion. The motion carried unanimously.
D) Landscaping/Snow Removal
   1. Scott reviewed the snow removal bid proposals. Quinn & Sons and Landworks declined to bid. The remaining three contractors’, Kinsella Landscape. SMS and G&G Landscape, bids were reviewed.
   2. Judy motioned to use SMS, for snow removal, at a bid of $23,000. Beth seconded the motion. The motion was carried unanimously. That will be for a two year term.
   3. The decision on a landscape maintenance contractor was tabled. This subject will be brought up at a later date, possibly in the fall.
E) Concrete Chimney Crown Replacement
   1. Scott stated that contracted Ammon Enterprises will start work later this spring, weather permitting.
F) Tree Care -
   1. The board determined more information is needed. There is more concern for removing dead trees.
   2. Kramer Tree Specialists have removed the designated dead Ash trees.
   3. The cost of clearing the grindings and restoring the grass, or mulch in areas where trees were removed from planting areas, was discussed.
   4. Beth suggested trying to elicit volunteers. Beth suggested that a call for volunteers be included when the financials are distributed to homeowners.
G) Reinders -
   1. Jerry made a correction to the use of Credit Application for the purchase of sprinkler parts. Jerry stated he purchases sprinkler parts from John Deere located in Joliet. Beth and Scott noted that Reinder does the aerator removal and installation.
   2. Credit Application’s function was discussed.
H) Management Agreement
1. Scott discussed the highlights of the contract. There will be no fee increases. Beth noted that the roof assessments would be going away in 2016. Beth asked about Scott's role relative to the roof replacements. Scott noted that if no inspector is used, Scott is generally out on the property once per day and documents what rotted wood is taken off. Scott also goes on the roof and inspects the final work done under the contract. Beth asked if this roof work is assumed in the current contract wording, and Scott indicated yes.
2. The Web Portal availability and utilization were discussed. The portal will be available to homeowners on a 24/7 basis.
3. Jerry moved to accept the management agreement. Jim seconded the motion. The motion carried unanimously.

Exterior Modifications Requests:
A) Fasone, 18140 Mockingbird
   1. Debbie had an issue with a request made in October 2012 for a retractable awning. She would like to see a new request submitted.
   2. Debbie also had an issue with attaching anything to the exterior (her definition as “Common Element”) of the building and the liability. Scott responded to Debbie's concerns about his experience with respect to the liability issues.
   3. Beth motioned to approve the modification request, with the stipulation the modification request is completed again with the change to “Color: WHITE”. Judy seconded the motion. The motioned was passed by majority vote.

NOTE: The homeowner was present at this meeting when the approval was contingent on the awning color being changed to “white”. He acknowledged he heard the vote by saying “Thank you folks, I appreciate it”.

Miscellaneous Correspondence:
A) None

Sales Summary:
A) None

Work Order Printouts:
A) Driveway problems.
   1. Judy had a question for Scott regarding driveway problems and water running into garages. Scott responded that he would take that into consideration when he made his next inspection.

VIII. New Business
1. None discussed

IX. Old Business
1. None discussed

X. Adjourn to Executive Session at 8:53 pm)