Meeting called to order at 8:00 PM

Board Members Present:
Tom Krippel
Jerry Spehar
Beth Murphy
Deborah Gardner
William Dziallo

EPI Representative Present: Scott Adler

Unit Owners Present: There were 71 owners present in person or by proxy.

Guests: Lang Home Exteriors

Homeowner’s forum: None

Approval of the minutes:
1. There was a motion by Beth Murphy to approve the August 11 and August 28, 2014 board meeting minutes.
2. It was seconded by Jerry.
3. The minutes were unanimously approved.

Board Officer Elections for 2014/2015:
1. The board proceeded to discuss officer positions.
2. Beth indicated she would be willing to continue to serve as Treasurer. The board agreed unanimously.
3. Beth nominated Tom Krippel for President. Jerry agreed with Beth’s nomination. Tom agreed to serve as President.
4. Jerry indicated he would like to give another person the opportunity to serve as secretary. Deborah indicated that since she works downtown and takes the train, she would not have time to be secretary. However, she said she would have time to be the “contract” expert and take that duty away from the President. Beth, Tom and Jerry all agreed that all board members review all contracts, and the task is not delegated to any single board member.
5. Deborah indicated that she wanted to be like the President or Treasurer and be able to ask EPI questions.
6. William was also asked to serve as secretary and said no.
7. Beth nominated Jerry for Vice President and he agreed to serve. No vote taken.
8. Beth offered to serve as both Secretary and Treasurer. Scott confirmed that serving 2 officer positions was allowed.
9. Jerry then indicated that he did not want to burden Beth with any more work, so he agreed to serve as Secretary. Beth suggested that Jerry serve as both Secretary and Vice President, and Jerry was willing to do so. However, there was an interest in not giving both positions to one board member. Neither Deborah nor William was willing to do the secretary work, and Deborah stated she did not have time to do the secretary work, Jerry agreed to serve as Secretary. The board unanimously approved.
10. Deborah motioned she wanted the Vice President position. The board unanimously approved.

**Board officer positions for 2014/2015:**
- President: Tom Krippel
- Secretary: Jerry Spehar
- Treasurer: Beth Murphy
- Director: William Dziallo
- Vice President: Deborah Gardner

**Future board of director meeting format:**
1. The board then discussed when the board meetings would be held. The board agreed to meet on the second Monday of the month at a start time of 7:00 PM. The board also agreed that the next meeting would be held on Monday, October 13, 2014.
2. EPI would check into reserving a room.
3. The board agreed to October 22, 2014 as being a second choice if the Village Hall was not available.

**Agenda for next board of director meeting:**
1. Beth then indicated that all board members needed to provide their list of questions regarding the 2 roofer bids received thus far that were included in the Director books.
2. All board members agreed to provide their roofer questions to Beth by noon on Saturday, October 4, 2014.
3. Beth agreed to consolidate the questions and follow up with the roofers, rather than going through EPI, to expedite the process. The board agreed to have Beth do this work.
4. Deborah wanted to talk with the roofers with Beth, but Beth indicated having one Board member contacting the roofers would be more efficient. Beth also noted that this information from the roofers may be needed by Scott and Beth to be able to prepare the 2015 budget in advance of the October 13, 2014 board meeting.

**Treasurer’s Report:** None

**Landscaping:**
1. The landscaping bids for bush removal and replacement were discussed. The lowest bid from Quinn was discussed, noting that the total bid should include the following:
   - Bush removal and replacement: $6,170
   - Work on the turf: $135
   - Cost to raise canopies: $90
   - Bush removal & replacements not included on original bid (at 8917 Mallard rear – remove old bushes: estimate: $60
   - replace with 2 burning bushes: $150
   - Estimated total Quinn bid with 8917 Mallard bushes added: $6,605
2. Beth motioned to approve the revised Quinn bid totaling $6,605 even though landscape replacement would be over budget. Jerry seconded the motion, and it was unanimously approved.

Meeting Adjourned:
1. Tom motioned to adjourn the board meeting at 8:25 pm.
2. Beth seconded, and the meeting was adjourned without any executive session following the board meeting.