

Board of Directors' Minutes – Feb. 13, 2017

Call to Order

The regular meeting was called to order at 7:05 pm by Lauren Carmichael-Ward, President of the Board of Directors (BOD).

Roll Call

A roll call of BOD members was called by President, Lauren Carmichael-Ward. Present were Janice Cepulionis, Secretary; Joan Brankin, Treasurer, Eileen Keating, Director. Erin Lynch, Director, was absent. Barb Fentem was present as representative of the managing agent.

Minutes

The minutes of the November 14, 2016 BOD Meeting and Annual Budget and Election meeting were read aloud by Janice. Joan made a correction to the minutes and motioned to accept the minutes as corrected. Eileen seconded the motion. All BOD members voted to accept the corrected minutes.

Financial Report

Joan presented the Financial Report as of Feb. 13, 2017, showing total assets of \$112,555.20, with liabilities of \$3,358.75 and total equity as \$37,949.66. Janice made a motion to approve the financial report, and Eileen seconded the motion. The report was accepted as read.

Old Business

- Two proposals were brought forward for consideration regarding our fire system which previously was handled by four different vendors for extinguishers, sprinklers, alarms and backflow. We have now received quotes from Fox Valley Fire and Safety and The Hill Group, both companies licensed and bonded with the village and both would handle all four of these inspections. Fox Valley's annual fee would be \$2,705.00 and Hill Group would be \$2,680.00. The Board voted to accept the Hill Group proposal. Joan motioned to accept the vote and Janice seconded. Motion passed.
- Thanks to Katie Cox our web page has been updated. It has been decided to use the bulletin boards as our strong message center as not everyone has computer and e-mail access.
- Barb Fentem asked that when we have problems needing her attention to please call her rather than go to the web site. Also, Barb should be copied on any requests for work orders you send to the Board.

- Joan requested that the Board be advised when you change your e-mail address. If you don't have e-mail, we would encourage you to get it in order to be better informed of happenings in our complex.
- Recycling is still being explored. Barb has talked with Nuway and Homewood Disposal and was told a two-yarder would not fit in our buildings, but would in the parking lot. The cost would be \$30.00 per building, with pick up twice a month, for a total of \$120.00 monthly. However, the view would be unappealing to those units facing the bin. There is also the possibility of the bin attracting critters and creating odors. Having smaller bins in the garages was also mentioned, but no decision was made.
- Harry Young asked when we would be getting new intercom systems for the 3 buildings that need them. The cost would be approximately \$1,500.00 per building and is still an item on our "to do" list.

New Business

- A few weeks ago the handle on the door leading from the hallway to the garage in building 7710 was broken and Goldilocks was called to repair it. We were advised this type of lock was good for a home, but with our buildings industrial type locks should be used. We are working on having the handles replaced in all the buildings. We will probably be going with Aspen rather than Goldilocks.
- Regarding building security – Eileen Keating mentioned two suspicious episodes of someone buzzing her to be let in. One occurrence was around midnight. Another owner mentioned a happening in another complex where someone buzzed many apartments and found that no one was home on the fourth floor. They then proceeded to call all the units until someone buzzed them in and then went up to the fourth floor and robbed those units. Please do not buzz in anyone you do not know, including delivery people and florist deliveries. It was suggested that a Rule or Regulation be instituted that would fine anyone who was found to let someone in they did not know.

Adjournment

There being no further business of the Board of Directors, Eileen motioned to adjourn the meeting and Lauren seconded. The meeting adjourned at 8:06 p.m. Our next meeting will be on May 8, 2017 at 7:00 p.m.

Open Discussion

There were discussions regarding the number of renters in our buildings, our cleaning service, rusting treads on doors in the garages, painting of balcony railings, and bush trimming.