

Board of Directors' Minutes – August 8, 2016

Call to Order

The regular meeting was called to order at 7:02 pm by Joan Brankin, President of the Board of Directors (BOD).

Roll Call

A roll call of BOD members was called by Joan Brankin. Present were Janice Cepulionis, Secretary; Erin Lynch, Treasurer; and Lauren Carmichael-Ward, Web Administrator. Harry Young, Maintenance Coordinator was absent. Barb Fentem was present as representative of the managing agent.

Minutes

The minutes of the May 9, 2016 meeting were read aloud by Janice. Lauren made a motion to approve the minutes. Erin seconded the motion. All BOD members voted in favor.

Financial Report

Erin presented the Financial Report as of August 8, 2016, showing total assets of \$93,559.01, with liabilities of \$60,684.45 and total equity as \$31,369.56. Janice made a motion to approve the financial report, and Joan seconded the motion. The report was accepted as read.

Old Business

- Barb Fentem advised that the attorney sent a 30-day notice to the five owners who are outstanding on maintenance payments by about a total of \$10,000. No monies have been forthcoming and it is now up to the Board to file eviction notices. To pursue this suit will cost us nothing as we will bill back to the owners. It is possible that the renters involved would begin to pay the association rather than the owners. There is one other unit that may also go to the attorney.
- A special thank you was given to everyone who helped in planting and watering our new flower bed.
- Joan has contacted Pavement Systems regarding resealing part of the parking lot, but they have not returned her calls. Barb said she will call them to see when they will be returning to finish the job.

- Changing landscapers was discussed – the lawn has been reseeded, aerated and reseeded again. It still does not look good. The grass around the Trinity complex, the firehouse and the town houses is much better. Our previous landscaper quit on short notice and Suburban was a quick choice. The bushes around the air conditioning units were recently trimmed to allow better air circulation, and we will see if we can increase the watering time and water in the early morning rather than evening, which could improve the grass. It was mentioned that Anderson Construction also does landscaping along with snow plowing. They will be contacted.
- Elevator inspection certificates now have new frames.
- Stairs near the elevator in 7722 need to be cleaned.
- Erin advised forms will be sent out to people who would like their balcony railings painted. The painting will be done in the next few weeks.
- Anderson Construction quoted \$105.00 to clean air conditioners, or \$95.00 if you choose to have your air conditioner checked in spring and furnace in fall. This cost is the owner's responsibility, not the association's.
- Lauren reported on a new web site, which was last set up by Katie Cox and linked through her computer. Lisa Niemeyer has offered to set this up for us. However, the cheapest plan is \$50 a month with AtHome.net, or \$170 for the first two years with Host My Site. A board member's credit card must be used to set this up and whenever the board changes hands, the web master will change. It was decided that this site would not be utilized enough to incur the expense. If owners want to see the meeting minutes, they can be e-mailed to all who have computers. We would need to get a current list of owners and their e-mail addresses.
- New sign-in sheets for vendors are needed.

New Business

- A couple of weeks ago a storm damaged the intercom system in building 7728 and the fire panels in 7728 and 7716 were going off. Affiliated was called and they advised the fire panels were okay, but the intercom system in 7728 was replaced at a cost of about \$2,000.00. Names and phone numbers were updated and old names were removed from the list. When the new budget comes up we will discuss replacing the remaining three intercoms.
- The Addendum to Rules and Regulations regarding Move-In/Out Fees was read by Joan Brankin and a Board vote was called. The Addendum passed unanimously and will be enforced as of today.
- New Board Member elections will be held at our November meeting. Applications will be mailed shortly to all owners. Joan will be stepping down as President. Lauren, Erin and Janice will stay for another term, if elected. New board members are needed and it is hoped that many will apply for the positions. Paying board members was brought up, but Barb advised that it is against The Illinois Condo Assoc. rules to pay board members.
- New building captains are needed for 7710 and 7728.

Adjournment

There being no further business of the Board of Directors, Erin motioned to adjourn the meeting and Lauren seconded. The meeting adjourned at 8:25 p.m. Our next meeting will be on Nov. 14, 2016 at 7:00 p.m.

Open Discussion

There was a discussion about the excitement we had a week or so ago when armed gunmen were hiding in the corn field behind our buildings. Police surrounded the entire cornfield, checked out all of our buildings, sent in search dogs, and used drones and helicopters in an effort to find the men. After many hours the police left without apprehending anyone.