

## **2024-01-08 Board Meeting**

- Directors Present - Emery A, Joe S, Bob F, Bob O, John F
- Directors Absent - Paula O, Gary K,
- REIS - Charles Freitag
- Homeowners present - none

### **1. Call to Order - 6:02 pm**

- a. Quorum declared

### **2. Open Forum (Two minutes each.)**

- a. No residents present

### **3. Review of the Agenda - ok**

### **4. Secretary's Report**

- a. Approval of Previous Meeting Minutes -deferred until next meeting

### **5. Treasurer's Report**

The cash balances are as follows as of 12/31/23:

\$70,377.28 Checking

\$35,346.64 Reserve

\$105,723.92 Total

(Paula's questions deferred until February)

- a. Reserve Transfers / Expenses
- b. Income Expense Report

### **6. Property Manager Report**

- a. 2024 Meeting Dates - – deferred until February
  - i. 1/8 Brief board meeting.
  - ii. 2/12 Regular board meeting.
  - iii. 3/11 Brief board meeting.
  - iv. 4/8 Regular board meeting.
  - v. 5/13 Brief board meeting.
  - vi. 6/10 Regular board meeting.
  - vii. 7/8 Brief board meeting.
  - viii. 8/12 Regular board meeting.
  - ix. 9/9 Brief board meeting.
    1. (Budget Preparation Meeting)
  - x. 10/14 Regular board meeting.
    - o Columbus Day. Does the board wish to move this date due to the holiday?
  - xi. 11/11 - Annual Meeting (6:30 PM / In Person - Need to book library or health track. / Police station not available this evening.)
    - o Veterans Day. Does the board wish to move this date due to the holiday?

- b. ARC Requests
  - i. None this month
- c. Glen Ellyn Park District Prescribed Burn Notice - noted

## **7. Committee Reports**

- a. Landscaping
  - i. Courtyard Plant Removals and Sod Proposal -
    - 1. \$4,075 bid for center courtyard work - APPROVED - to be paid from reserves
  - ii. Kramer Tree 2024 Plant Health Care Recommendations Proposal - deferred
  - iii. Bono Consulting Yard Drainage Issue Survey Proposal - deferred
- b. Streets & Driveways - all deferred
  - i. Asphalt Repair Walk for Spring 2024
  - ii. Sealcoating Proposals for Summer 2024
    - 1. Streets
    - 2. Driveways
    - 3. Paths
- c. Buildings
  - i. Painting Buildings 7 and 9 in 2024
    - 1. This has been approved in the past on a multiyear contract, so we need to retrieve the contract and invoke it
  - ii. Determine Decks to be Stained in 2024
    - 1. Contractor should be asked to walk the areas and assess the work needed before the February meeting
      - a. Charles to get that in process
    - 2. 825 N Driveway Requesting Deck Staining in 2024 -
      - a. Charles to send letter to the owner that at least some of the wood if not all needs to be replaced and should be done this year so the new deck/wood can be stained next year

## **8. Old Business**

- a. Charles needs to send the emergency contact list
- b. No new signs installed - Charles to follow up

## **9. New Business - deferred until February**

- a. 2024 Project Planning
  - i. Reserve Study Recommendations for 2024:
    - 1. Landscape, Partial Replacements \$10,712.00
- b. Light Pole Damage - light pole at intersection of N Driveway and Seminary Circle damaged by a resident; estimating in process
  - i. When the light is out, we will assess whether we need to replace it, given that the residents are all leaving their garage lights on

## **10. Executive Session - none**

## **11. Adjournment - 6:16 pm**