

2024-07-08 Board Minutes for Maryknoll Townhomes Owners Ass'n

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

1. Call to Order - 6:05 pm

- a. Quorum declared

2. Open Forum (Two minutes each.)

- a. None present

3. Review of the Agenda

- a. Agenda approved

4. Secretary's Report

- a. Approval of Previous Meeting Minutes - APPROVED
- b. Website update - Minutes posted, need last newsletter for posting, new pictures from last Friday to be posted

5. Treasurer's Report

Balances as of 6/30/2024			
Checking	32,486.06		
CD #1	35,000.00		
CD #2	35,000.00		
Total Operating Cash		102,486.06	
Reserve	5,448.49		
CD #1	25,000.00		
CD #2	25,000.00		
Total Reserve Cash		55,448.49	
Total Cash			157,934.55

- a. Monthly reserve transfers up to date

6. Community Association Manager Report

- a. 2024 Meeting Dates
 - i. 8/12 Regular board meeting - 6:30 pm
 - ii. 9/9 Brief board meeting - 6:00 pm

1. (Budget Preparation Meeting)
- iii. 10/14 Regular board meeting - 6:30 pm
- iv. 11/11 Annual Meeting (6:30 PM / In Person -Health Track booked.
- v. December meeting?

b. ARC Requests

- a. 825 N Driveway & 833 N Driveway - color = burnt sienna - APPROVED
- b. 832 N Driveway - new windows, same as Paula's neighbors- APPROVED
 - i. Charles - we want to update the AVF form to require submission of a color swatch, take a photo of the swatch on the garage trim and submit the photo
- c. Emergency Contact List - deferred
- d. Insurance Certificates from Unit Owners - deferred
- e. Light Pole Replacement - done in front of 834 N Driveway
- f. E-mail consents? - deferred

7. Committee Reports

- a. Landscaping
 - a. Tree Walk with IL Tree
 - a. Illinois Tree proposal for removal and trimming - \$10,700 - APPROVED
 - b. Ash Tree Treatment - treat the four ash trees now - max of \$1,200 - APPROVED
 - c. Paula and others walked around with Chris Bachtel (Morton Arboretum) who pointed to other trees that might come down.
 - d. Kramer does a tree inventory, we don't need Mr. Bachtel to do it again
- b. Streets & Driveways
 - a. Asphalt Repair Walk for Spring 2024
 - b. Sealcoating Proposals for Summer 2024
 - a. Streets
 - b. Driveways
 - c. Paths
- c. Building
 - a. Painting Buildings 7 and 9 in 2024
 - b. Deck Stain Buildings 8 and 10 in 2024
 - a. Additional Deck Stain for 825 N Driveway
 - c. Pacer Final Project Walk Date
 - d. Power Washing Retaining Wall - 851 - done and bill paid

8. Old Business

- a. Not needed

9. New Business

- a. Not needed

10. Executive Session

- a. Not needed

11. Adjournment - adjourned at 6:23 pm