

2024-09-09 Board Minutes for Maryknoll Townhomes Owners Ass'n

- Meeting Location: Zoom
- Directors Present - Paula O., Bob O., John F., Emery A., Joe S.
- Directors Absent - Gary K., Bob F.
- REIS - Charles Freitag
- Homeowners present -

1. Call to Order - 6:04 pm
a. Quorum declared

2. Open Forum (Two minutes each.)
a. None

3. Review of the Agenda
a. Agenda approved

4. Secretary's Report
a. Approval of Previous Meeting Minutes - APPROVED
b. Website update - website up to date with minutes and newsletters, fixing the section on regulation of exteriors needs some work

5. Treasurer's Report

8/31/2024			
Checking	7,535.27		
CD #1-3165	35,244.17		
CD #2-3999	20,244.17		
Total Operating Cash		63,023.61	
Reserve	11,998.61		
CD #1-3224	25,174.40		
CD #2-4000	25,174.40		
Total Reserve Cash		62,347.41	
Total Cash			125,371.02

- a. reserve transfers up to date
- b. Joe would like the maturity dates of the CDs listed - Bob F. will be asked to include those next month

6. Community Association Manager Report

- a. 2024 Meeting Dates
 - i. 10/7 Brief board meeting - 6:00 pm on Zoom
 - ii. 11/11 Annual Meeting (6:30 PM / In Person)-Health Track booked
 - iii. Emery requests no brief meetings next summer - May, June, July and August
- b. ARC Requests
 - i. 865 Seminary - AC unit - APPROVED
- c. Emergency Contact List - Charles will run a new report - some owners still haven't submitted
- d. Insurance Certificates from Unit Owners - Charles will run a new report - some owners still haven't submitted

7. Committee Reports

- a. Landscaping
 - i. Cypress and Chris Strong possible vendors for the tree work - work to start in early October
 - ii. Illinois Tree Service - \$6,100 to take down all the trees designated for removal - last week in September the work will start
 - iii. Kramer Tree - we are not moving forward with them
 - iv. Tree inventory - deferred until next year; perhaps we don't need
 - v. Landscaping Subcommittee Report / Project List - report by Sue Kamphuis
 - 1. Landscape Committee met a few weeks ago and devised a list of priorities.
 - a. Courtyard - grass to be added to reduce the mulched garden area.
 - b. Mulch - recommending increasing frequency of mulch to annual from biannual
 - c. Weeding - extra effort made this summer to weed effectively; recommend adding to budget for more regular weeding of the gardens throughout the summer
 - d. Lawns - more weeds, need some product to control the weeds
 - e. Mowing and Edging - edging tends to take away an inch or so of grass every year, which gradually increases the size of the gardens - recommend watching that
 - f. Sprinkler system - recommend monitoring the operation of the sprinkler heads
- b. Streets & Driveways - nothing to report; brief discussion of line items and future plans; no formal actions taken
- c. Buildings -

8. Old Business

- a. Paula still waiting on accounts receivable report and monthly summary

9. New Business

- a. Garage Sale - residents of the other Maryknoll Associations are gauging interest in a community wide garage sale; DISAPPROVED. Traffic dangers and disinterest.
- b. 2025 DRAFT Budget - deferred until next month's meeting

10. Executive Session

- a. None needed

11. Adjournment - adjourned at 6:54 pm