

**2024-10-07 Board Minutes for Maryknoll Townhomes Owners Ass'n**

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

**1. Call to Order - 6:00 pm**

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

- a. No homeowners present

**3. Review of the Agenda**

- a. Approved

**4. Secretary's Report**

- a. Approval of Previous Meeting Minutes - APPROVED

**5. Treasurer's Report**

9/30/2024			
Checking	21,178.73		
CD #1-3165 (21st odd month)	20,436.26		
CD #2-3999 (21st every month)	20,244.17		
Total Operating Cash		61,859.16	
Reserve	10,273.61		
CD #1-3224 (21st odd month)	30,311.60		
CD #2-4000 (21st even month)	25,174.40		
Total Reserve Cash		65,759.61	
Total Total Cash			127,618.77

- a. reserve transfers up to date
- b. Joe would like the maturity dates of the CDs listed - they mature every other month as shown above

**6. Community Association Manager Report**

- a. 2024 Meeting Dates
  - i. Nov. 11 for budget approval (HealthTrack)
    - 1. There will be four openings (John F, Bob O, Bob F, Joe S.)
- b. ARC Requests

- i. Paula O discussed an ARC which she will present in November
- c. Emergency Contact List - most done, follow-up assigned
- d. Insurance Certificates from Unit Owners - most done, follow-up assigned
- e. Glen Ellyn Park District Prescribed Burn Notice - Will happen in the next six months, if you want notice, there is an email address to register for notice

## **7. Committee Reports**

- a. Landscaping
  - i. All trees slated for removal are removed, replacements will be planted within the week (\$900 per tree, paid by HOA); 3-inch trees to be planted, and the HOAs will be notified of their watering obligations (fill water bags every few weeks)
  - ii. Irrigation System will be shut down next Wednesday, Oct. 9
  - iii. Landscaping subcommittee membership is Sue K, Kim W, Kim T, Mary C, Didi F
- b. Streets & Driveways - deferred until next meeting
- c. Building
  - i. Gutter Cleaning (Fall 2024) - will occur around Thanksgiving; the date is weather-dependent.
    - 1. The HOA pays for one gutter cleaning a year. If homeowners want another cleaning, that's their responsibility

## **8. Old Business**

- a. 2025 DRAFT Budget
  - i. Sealcoating of driveways and streets - decision to do it every three years, all at the same time. The next complete sealcoating will be done in 2025 and after that on a three-year cycle
  - ii. Bob O to amend website re painting, staining, gutters, mulch (odd years), sealcoating, tree trimming (even years); Charles to send Bob O a spreadsheet schedule
  - iii. Discussion of flagpole repair - to be discussed at annual meeting
  - iv. Draft budget submitted by Bob F- APPROVED by Board for distribution to the homeowners for consideration at the annual meeting

## **9. New Business**

- a. none

## **10. Executive Session**

- a. not needed

## **11. Adjournment - 6:55 pm**