Meeting was called to order at 7:04 PM by Jim Scherer

**Roll Call**: Board Members- Jim Sherer (38), Beth Krischke (14), Dennis Burns (12), Chris Cross (7), Loretta Langner (19), Sylvia and Andre Ezers (17), Henry Eickelberg (28), Dave Keper (27), Marie Harrington (6), Matt Martorano (54), Margaret Stock (16), Alma Cardenas (53) and Rick Virgil-Bluestone Management Co.

**Appointment of Ballot Inspectors** – Rick Virgil and Dave Keper (27) where appointed to handle this task.

**Reading of Minutes and Approval** – Jim moved to waive the reading and approve Annual Meeting minutes (1/19/2016) and Dennis seconded. Motion carried.

**Nominees for Board Positions –** Chris Cross (7) and Henry Eickelberg (28), Jim Scherer (38). There were no nominees from the floor. There are two open positions.

**Candidates Comments** – How can you help the community? Each candidate allowed 3 minutes.

* Henry E. – Resumes were not properly shared, Fees raised – to build reserve, he suggests we cap the reserve, used the time to point out how the current board is not properly handling the Association’s business. Mentioned project committee being cancelled. He commented he invited renters to the Association Meetings, sent minutes to owners and renters and feels there is lack of oversight over Bluestone (management company). He did not like being limited to 3 minutes and it was suggested that owners can stay afterward to meet with him. He feels rules need to be created, roles defined and there should be a focus on how money is spent.
* Chris C. – he’s been active since moving in –
  + had discussions about snow removal,
  + worked with LZ to get Old Rand Rd sidewalk cleared,
  + suggested we institute parking permits,
  + suggested street curves softened,
  + suggested that minutes be sent to owners in timely fashion,
  + encouraged board to limit corporate owners of villas
  + block party,
  + renters receive rules/regulations
  + gathered information about proposed development of Hackney’s property
    - Wrote to mayor and village trustees about concerns of latest concerns, these were taken into account.
  + He is a valuable asset to LZ Villas and is available to hear concerns and suggestions.
* Jim S. – Thanked residents for attending. Likes to hear from residents get suggestions. Does not support email volume – or respond. Thanked Dennis for his hard work. Thanked Chris for running. He wants to be a team player and partner in a non-confrontational way. Looks forward to working with Chris.

Rick V. from Bluestone encouraged all candidates to treat one another with respect. Talking is the best way to handle concerns.

**Treasurer’s Report** – Assets – Working account -$13,153.98 Reserve $61,844.19 for a total of $74,998.17. Reserve used for capital expenditures or emergencies. State statutes require that a one year reserve is important to avoid issues of special assessments. Jim moved to approve the report, Dennis seconded, all were in favor.

**Homeowners Forum** – Hackneys proposal – Village meeting was not a full review, discussed issues of truck stop – village board made their comments – none seemed to be in support of this type of development in that spot. Website – there was one but resident who supported has moved. Different options were discussed as far as creating site for the homeowners.

M**anagement Report** – Management Report –

* 3 fire panels failed - $2400 expense in recent months. Valves dry out system fails – we are reviewing original drawings to see if we can bypass dry systems. Wet systems are within the homes. When weather is better we will verify the length of time our fire walls are confirmed – if 2 hours we can go to the village to ask for approval for changes. Avoid inspections, running compressors – we would have heat detectors to alert the homeowner.
* No major snow issues. Keeping hill by mailboxes salted and scraped.
* Gate latches are no longer available. We have found a workaround. Advise Bluestone if you have a bad latch.
* Quick report app – has been discontinued as of 1/1/17 due to fact there was a fee and we weren’t using it – only 10 reports in 2016.
* Association attorney was murdered in his Northbrook office. We have a firm recommended out of Schaumburg/Crystal Lake – we do have another firm that is a bit larger but rates are not out of line – Bushing and Associates. This will be reviewed at the next regular meeting.

Ballots were counted and the results show that Chris C. and Jim S. were elected to the HOA for Lake Breeze Townhomes. Beth moved to accept results, Dennis seconded, all were in favor. Henry objected that the ballot did not say vote for no more than 2.

Upcoming meetings – 3/14/2017, 6/20/2017, 9/19/2017, 11/7/2017 budget meeting, 12/12/2017 all at 7 PM

Meeting adjourned at 7:58 PM