**Date:** October, 6, 2020, 7pm CT

**Location:** Tele-Conference

**Conference Details:** 312-626-6799; Meeting ID # 86068036110; Passcode: 123456

**Note:** Original meeting ID was incorrect. New ID#88985422150, sent at 630pm by Brian Arnold (Bluestone)

**Attendance:**

I**. Call to Order** Meeting called to order at 701pmCT by Jim Sherer

**II. Roll Call**

|  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| #3 Zawacki |  | #4 Poklop |  | #5 Kenneth IP |  | #6 Harrington | X | #7 Cross |  |
| #8 Vandeneykel |  | #12 Burns |  | #14 Kriscke |  | #16 Stock |  | #17 Stevens | X |
| #19 Langer |  | #21 Razes |  | #24 AH4R |  | #25 Overman | X | #26 Surbhi |  |
| #27 Keper | X | #28 Eickelberg |  | #29 Haidu |  | **# 38 Sherer\*** | X | #39 Dixon |  |
| **#41 Riley \*** | X | #42 Mastores | X | #44 Stodden | X | #53 Cardenas | X | #54 Martorano | X |
| **#55 Stange\*** | X | #56 Zamair |  | #57 Breeman |  | #58 Gray |  | **Bluestone** | X |

\*Board Member

**III. Approval of Agenda**

Last minute addition of masonry work for unit #44

Jim moved to approve agenda

Horst seconded.

All in favour, motion approved.

**IV. Reading of Minutes of Previous Meeting (or Waiver of) & Approval**

Reading of the 06/30/20 meeting minutes was waived.

Jim moved to approve Minutes.

Horst seconded.

All in favour, motion approved.

**V. Management Report**

Current Financials: As of 09/30/20, HOA accounts are:

Roof Replacement Fund: $ 8,753.52

Harris Working Account #2274 $ 22,521.24

Harris Reserve Account #2282 $ 61,844.19

Total Checking/Savings $ 93,118.95

Total Income, Actual v. Budget is 102.2%

Total Expense, Actual v. Budget is 100.9%

Net Income, Actual v. Budget is -12.6%

The insulation project cost of $16,250 was an unbudgeted item. This project was a preventive measure to reduce more burst pipes of the sprinkler systems in units. This caused us to miss the reserve contribution.

Motion to approve financials: Jim

Horst seconded.

All in favour, motion approved.

**VI. New Business**

1. **2021 Improvements/Projects**

* Elevatated decks need masonry work, including new concrete pads. Need to increase budget for masonry work.
* If deck pillars need to be replaced, we will do so with timbers, not bricks for cost effectiveness.
* List of approved plantings was provided on 15 July to be posted to the website.
* Seal coating of the roadway required
* Mulch for dog-run area to be a cost-share item with the homeowners with dogs.
* Begin planting new trees along the Lifetime Fitness property border to help create barrier. Multiple types of trees to be planted, varieties will depend on location and growth space to avoid crowding and problems 5-10 years from now.

1. **2021 Budget Review**

* Proposed monthly dues increase by 5-10%; variable based upon how much money is put into reserve and roof funds.
* Reserve funds should be a minimum of 1 year’s worth of expenses and we are drastically underfunded. We need to increase reserves quickly as the property is aging and repairs will become more frequent. The Roof fund also needs to be increased as roofs will need replacement within a few years.
* Suggested increase is for 7.5%

1. **Masonry work for Unit #44.** Necessary work due to settlement and pipe burst damage.

Motion to approve New Business and budget review: Jim

Horst seconded.

All in favour, motion approved.

**VII. Old Business**

1. **Tree trimming 2021.** Tree trimming will continue throughout 2021.
2. **Tree spraying 2021.** Scab and rust treatment to be completed in the spring by an Arborist.

Motion to approve New Business and budget review: Jim

Horst seconded.

All in favour, motion approved.

**VIII. Homeowner Forum**

* #17: Jerry—no items to raise
* #53: Alma—no items to raise; OK with the fee increase
* #54: Matt—wants more trees in back against the Lifetime property line to start this year if possible
* #25: Annetter—instead of an HOA fee increase, favours a special assessment allocated to a specific line item or reserve fund.
* #44: Bridget—not in favour of HOA fee increase; happy for the masonry work approval
* #27: Marla—no items to raise; does not want an HOA fee increase.

**IX. Motion to Adjourn**

*Jim moved to adjourn at 8:49pm CT.*

*Horst seconded.*

*All in favor, motion was approved.*

**Next Board Meeting**

10/30/2020 draft budget to be distributed

12/8/2020 budget approval

1/12/2021 annual meeting