

Lakebreeze Villas Townhome Association
Homeowner Meeting Minutes

Date: January 12, 7pm CT

Location: Tele-Conference

Conference Details: 312-626-6799; Meeting ID # 894 8111 0296; Passcode: 123456

Attendance:

#3 Zawacki		#4 Poklop		#5 Kenneth IP		#6 Harrington		#7 Cross	
#8 Vandeneysel		#12 Burns		#14 Kriscke		#16 Stock		#17 Stevens	
#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		#44 Stodden		#53 Cardenas		#54 Martorano	
#55 Stange*	x	#56 Zamair		#57 Breeman		#58 Gray		Bluestone	x

*Board Member

I. **Call to Order** Meeting called to order at 7:02 pmCT by Jim Sherer

II. **Appointment of Inspector (Judges)**

Brian appointed himself as inspector.

Ballots sent 12/22. 7 ballots received by proxy as of 1/12/21.

Jim and Horst were both nominated.

20% votes required for quorum (5.8 votes)

Brian indicated Mary didn't vote, but Mary noted she did not receive a ballot and please do not misconstrued as an abstainment to vote.

III. **Confirmation on Quorum:** Brian confirmed quorum obtained.

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

Reading of minutes was waived.

Motion to approve Reading of Minutes: Jim Sherer

Second: Horst Stange

All in favour: All approved.

V. **Election of Board**

- a) **Floor Nominations to the Board** No floor nominations or write-in candidates received.
- b) **Nominee Presentations (3 minute limit)** N/A
- c) **Vote** N/A Jim and Horst retain seats on the board for two (2) year term.

VI. **New Business**

- a) **2020 EOY Financial Report:** As of December 31, 2020, HOA accounts are:

Roof Replacement Fund:	\$ 10,004.65
Harris Working Account #2274	\$ 38,285.52
Harris Reserve Account #2282	\$ 61,844.19
Total Checking/Savings	\$110,134.36

Total Income, Actual v. Budget = Budgeted \$129,408 vs. Actual \$131,466.82 or 1.6% ahead of budget

Total Expense, Actual v. Budget = Budgeted \$104,408 vs. Actual \$104,547 or \$139.16 over budget

- o \$25,000 in reserves were budgeted, but payoff of the insulation project took precedent
- o \$10,673.05 Net income; \$5,000 auto funded to the Roof Reserve account; \$5,673 to be transferred from the Working Account #2274 to the Reserve Account #2282.
 - o **Motion to approve transfer of \$5,673 to reserve account:** Jim Sherer
 - o **Second:** Horst Stange
 - o **All in Favour:** All Approved

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b) Management Report.

- o Work to replace all 7 remaining heaters to reduce risk of frozen pipes as we head into the winter season was completed the first week of January 2021
- o Spring projects include: Back-fill curblines with seed & blanket; repair snow-plow damage.
- o Snow plow storage areas need to be kept clear of vehicles. Brian to send notice to homeowners in the Unit reminding them to keep vehicles out of the parking spaces designated for snow storage. This helps to avoid plowing over the curb and onto the land. (drains for snow melt are on pavement). Jim to check for an in-ground drain between the two buildings.

Motion to approve New Business: Jim Sherer.

Second: Horst Stange

All in favour: All approved.

VII. Inspector's Report

- a. Announce Election Results: Jim and Horst have been renewed to the Board for 2 year term.

Motion to approve: Mary Riley

Second: Jim Sherer

All in favour: All Approved

VIII. Homeowner Forum

Unit #. 27, Marla Keper; no items to raise

Unit # 25, Annette Overman

If there is no snow, can vehicles park in the designated snow storage spaces? Yes, but only if there is no snow. If snow is forecast, the vehicles should be moved to the driveway or to other designated parking spaces.

Trees marked with neon spray. Pink neon paint has been noticed at the base of several trees. Does anyone know why these have been marked? No information about this. The board has not ordered any tree activity. Have also noted paint and flags for ATT & Cable, but the homes marked did not order any services. Will watch for any activity.

Has requested that her courtyard not be salted because of the stamped concrete. Jim advised salt will not harm the concrete, though it will leave a residue that can be washed away.

IX. Next Meeting Dates

Tuesday, April 6, 2021, 7pm via Conference Call

Tuesday, June 8, 2021, 7pm via Conference Call

Tuesday, October 5, 2021, 7pm via Conference Call

Tuesday, December 7, 2021, 7pm via Conference Call—Budget Approval

Tuesday, January 11, 2021, 7pm via Conference Call

X. Motion to Adjourn 7:33pm CT

Motion to approve: Jim Sherer

Second: Horst Stange

All in favour: All Approved.