

Lakebreeze Villas Townhome Association
Homeowner Meeting Minutes

Date: 6 April, 2021 7pm CT

Location: Tele-Conference

Conference Details: 312-626-6799; Meeting ID # 814-0482-6580; 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		#26 Surbhi	
#27 Keper		#28 Eickelberg		#29 Haidu		# 38 Sherer*	x	#39 Dixon	
#41 Riley *	x	#42 Mastores		#44 Stodden	x	#53 Cardenas		#54 Martorano	
#55 Stange*	x	#56 Zamair		#57 Breeman		#58 Gray		Brian, Bluestone	x

*Board Member

I. Call to Order Meeting called to order at 7:08pm by Jim Sherer

II. Roll Call

III. Approval of Agenda --added Dog Leash Rules

Motion to approve Agenda: Jim Sherer

Second: Horst Stange

All in favour: All approved

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

Reading of minutes was waived.

Motion to Waive Reading of Minutes: Jim Sherer

Second: Horst Stange

All in favour: All approved

V. Management Report

BMO Reserve	\$ 1,000.00	Bluestone opened a new account (earns \$200 annual Interest)
Harris Working Account	\$ 37,785.80	
Harris Reserve Account	\$ 66,517.22	
Roof Replacement Fund	<u>\$ 11,255.71</u>	
Total Checking/Savings	<u>\$116,558.73</u>	

Invoices have been sent to units that are behind on monthly dues.

Budget vs. Actual -\$3,045.34 though several repair items had not posted as of month-end. We are holding to plan.

Motion to approve Management Report: Jim Sherer

Second: Horst Stange

All in favour: All approved

VI. New Business

1. **Ice Dam Updates** 13 units had damage this winter. Multiple options for repairs are being considered. Roofs are not likely to leak during rain. Options will be presented at a later date.
2. **Spring Walkabout, 10 April 9am**
3. **2021 Projects** Seal coating of the road is planned for this summer. Concrete pads for some deck beams will also be replaced. New Towing Signs will be requested and a No Trespassing / Private Property sign will be posted on the property.

Lakebreeze Villas Townhome Association
Homeowner Meeting Minutes

4. **Dog Leash Rules** It is a Lake Zurich Village Ordinance and an HOA rule that all dogs must be on a leash outside the home and pet owners are required to immediately pick up dog waste. Failure to comply with the ordinance/rules may result in fines.

Motion to approve New Business: Jim Sherer

Second: Horst Stange

All in favour: All approved.

VII. Old Business

- a. Tree Trimming has been completed 5-6 April.

Motion to approve: Jim Sherer

Second: Horst Stange

All in favour: All Approved

VIII. Homeowner Forum

Unit #. 44 Bridget Stodden asked to have the crack of external foundation measured during the walkabout on April 10.

IX. Motion to Adjourn at 820pm.

Motion to approve: Jim Sherer

Second: Horst Stange

All in favour: All Approved.

Next Meeting Dates

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