

Townes of Prestbury Homeowners Association

Monthly Meeting Minutes

Thursday, February 13, 2014

1. **Call to order:** 7:02 p.m.

2. **Roll Call:** Ray Goss President...present
Jay Lehn Vice President...present
Jim Bluemle Treasurer...present
Chuck Claessens...present

Judy Strohschein...absent

Others present....Toni Stanczyk-Lang Property Management

Homeowners present...4

Board Appointment: The Board has appointed Chuck Claessens to replace Lisa Walters as she has submitted her resignation from the board due to work conflicts. Chuck will be on the ballot for the elections in 2016.

3. **Review and approval of minutes:**

Jay moved to accept the minutes and Chuck seconded the motion.
Minutes were approved. Minutes had a few changes to make regarding the number of homeowners present and also a line regarding the Election which should have gone in the Annual Meeting Minutes. Toni will change these.

4. **Treasurer's Report...Jim Bluemle**

Jim reported an operating balance of \$5615.69, reserve fund of \$117,704.78, liabilities and equities of \$124,247.98. Snow extras is a large amount and insurance premium was nearly \$500.00 less than the budget amount of \$2,300.00. Jay motioned to approve the treasurer's report and Chuck seconded the motion. Treasurer's report approved.

5. **Landscape Report...Chuck Claessens & Ray Goss**

Ray Goss discussed renegotiating the contract with LCM. They are having discussions about the \$7,300.00 snow extra invoice and the board decided not to pay anything on this invoice until further notice to determine what Blizzard conditions are and the amount of the snow fall in a 24 hour period. LCM did offer to decrease the invoice to \$5,512.12 which was 25% off the original invoice. LCM has pushed snow away from the street drains to make sure it is clear.

Ray will contact LCM in regards to paying ½ the amount of the money for the snow extras. Chuck is going to find out where they measured the amount of snow.

We are to pay the regular monthly bill to LCM for the snow.

6. Architectural Report...Ray Goss

Ray Goss motioned to accept the application for 335 Quarry Ridge Circle with the certificate of insurance for that shows no Workers Comp because the guy that is doing the work is only one employee and they do not need Workers Comp if they have insurance.

7. Management Report...Toni Stanczyk

There are 5 off-site owners (4 leased units and 1 family). Not much going on from the management company. Toni did update the project list.

8. President's Comments...Ray Goss

Ray stated that they have set up a meeting with the presidents of the 8 Sub-Associations with the President of the PCA board.

Ray brought up the idea of having meetings every other month instead of every month to bring more homeowners to the meetings. This would be discussed for sure at the March meeting and an email blast can go out to the owners.

Ray stated that we need to educate the homeowners on the important of the election and the votes that we need to have a quorum. This was discussed on sending out an email blast as the process of the elections.

Other Reports: Jim Bluemle

Jim is continuing to talk to the Village of Sugar Grove. He stated that he is waiting for a call from the Village and will advise the board what transpires.

President of PCA: John Lentz attended the meeting as the liaison between the PCA Association and The Townes of Prestbury Association. He discussed getting information that affects the PCA and the Townes. He stated that they have a security company that randomly drives the property for security about 3 times a week. If anyone sees anything or would like certain areas checked, to please call PCA office and talk to Nikki.

9. Homeowners Comments:

108 Fairfax: The owner stated at the meeting that the Bobcat that LCM used got stuck in the culver at the end of Fairfax Circle. The owner also asked if the Association will be doing anything about the Fruit Trees at the property.

118 Fairfax: The owner of this unit stated that she does not agree with paying the full amount of the invoice for the snow extras and maybe offer them half the amount. She did state that they have been doing a great job.

10. Adjourn: Ray motioned to adjourn the meeting at 8:20; Jay accepted the motion and Jim seconded the motion. Meeting was adjourned.

Submitted by Toni Stanczyk 2-17-14

Executive session was called to order at 6:07 and ended at 7:00.