

# CONCORD OAKS BOARD MEETING

10/29/03 7:30 PM

Home of K. Robison

**Type of meeting** Regular monthly

**Attendees** Dan Taylor, Alanwood Management  
Deb Kosty, Tom Leehy, Sean Mellican, John Rizzo, Karin Robison, board members

## MINUTES

**Delinquent Payments** Of the \$2,054 remaining due as of 10/13, no additional monies have been collected, and the new total with fines is \$2,114.90. The 2 accounts delinquent over 1 year have had judgments entered; motions will be entered in the near future.

The fine structure to be implemented as of the 2004 billing in 12/03 was discussed and agreed upon as follows: dues not paid current by February 1<sup>st</sup> will be assessed a monthly administrative fee of \$10 plus annualized interest of 20% on the unpaid balance.

Motion to accept was made by John Rizzo, seconded by Karin Robison, all voted "yes" and motion carried.

**Trim Paint Issue** One remaining home is in non-compliance; a letter was sent 10/29/03, and response received from homeowner on 11/3 asking for more information. Issue remains open.

**Proposals/Contracts** Insurance carrier has changed to Nationwide as of 9/27—coverage and premium most cost-effective.

McCloud's pond maintenance agreement was amended to include periodic debris removal from outflow for a total annual amount of \$1,782.

Mulching of plantings in common areas: Onesio Landscaping to submit bid prior to next meeting on 11/18.

Onesio Landscaping submitted a bid to install 120 tons of rock at the pond perimeter for a total cost of \$12,500. Motion to accept was made by John Rizzo, seconded by Tom Leehy, all voted "yes" and motion carried.

**Pond** Onesio Landscaping completed the erosion control work at 3 homes adjoining the pond (as noted in 8/21 meeting minutes) for a total cost of \$365.

**Landscaping** Plantings are scheduled for installation at the two residences along the berm on Almond in 1-2 weeks, for a total cost of \$333.36.

Onesio Landscaping has submitted a bid prior for contract renewal of regular monthly maintenance work, so that 2 bids (maintenance, mulch) can be considered.

**2004 Budget** Actual expenses for 2003 were reviewed and a preliminary budget for next year will be presented at the next meeting for finalization. Two projects are on the table for review: mulching the common area plantings and new playground equipment. The Gurnee Park District proposes to secure funding for approximately \$30,000 of improvements to the playground if we will contribute \$5,000 toward the project.

Since its inception in 1994, the association has kept fees under \$150/annum with no previous major projects have been undertaken. Due to rising costs and the need for maintenance to maintain our home values along with our neighboring subdivisions, a \$15/year dues increase is being considered.

All of the above issues will be carefully considered prior to firming up the 2004 budget in November.

**The meeting was adjourned at 10:30 p.m.**

### Additional Information

The next meeting is scheduled for 11/18, at which time the 2004 budget will be finalized and approved.