

**CONCORD OAKS HOMEOWNER ASSOCIATION
BOARD OF DIRECTORS MEETING
May 5, 2009 6:00 p.m.**

A Board of Directors meeting of Concord Oaks Homeowner Association was held on Tuesday May 5, 2009 at the Gurnee Village Hall, 325 N. O'Plaine Rd.. Gurnee, Illinois, pursuant to the by-laws.

Board Members Present: Chris Gloyeske, President
Linda Minger, Vice President
Paul Maravilla, Treasurer
Bruce Graham, Secretary
Thor Peplow, Director

Also Present: Cassandra Booker, Property Manager, LMS
Claire Blaha, Regional Director, LMS
Ryan Spritz, Kovitz Shifrin Nesbitt

CALL TO ORDER

The open meeting was called to order. Roll call was taken and is noted above.

APPROVAL OF MINUTES

Motion to approve last year's May homeowners meeting minutes by Linda, seconded by Paul. Motion carried.

TREASURER'S REPORT

Year-to-date income is \$ 90,022 and year-to-date expenses are \$16,089. There is \$46,400 in reserves.

COMMITTEE REPORTS – None.

MANAGEMENT REPORT

The Management Report as presented was reviewed.

OLD BUSINESS

NEW BUSINESS

Ratification of Approved Contracts

1. Motion to approve **Reserve Advisors' \$2300.** reserve study by Chris, seconded by Bruce. **Motion carried.**

2. Motion to approve **Cochrane's tax contract** by Chris, seconded by Bruce. **Motion carried.**

3. Motion to approve **McCloud pond maintenance** contract by Linda, seconded by Thor. **Motion carried.**

ANNUAL MEETING

The open meeting was recessed to hold the Annual Meeting.

The open meeting was reconvened with the new Board of Directors

Executive Session

The meeting was called into executive session and the following was discussed.

Election of Officers

Joel Blumer was elected the new President

Thor Peplow was elected the new Vice President

Paul Maravilla was elected for another term as Treasurer

Justin Alluri was elected as the new Secretary

Chris Gloyeske was elected as the new Board Member at Large

NEW BUSINESS

1. The board unanimously voted to write off old debt on some houses that had already been foreclosed on.
2. It was unanimously agreed to that the board will offer to split the outstanding balance on an overdue homeowner account.
3. The names on the Concord Oaks accounts will be changed over to reflect the new board.

ADJOURNMENT

The meeting was adjourned at approximately 8:10 p.m.