

**Concord Oaks Homeowner's Association  
Board Meeting Agenda  
June 30, 2009 - 7:00 p.m.**

**Board members Present:**

Joel Blumer – President                      Thor Peplow – Vice President  
Justin Alluri – Secretary                      Chris Gloyeske – Member at Large

1.     **Call to Order and Opening Remarks** – Meeting was called to order at 7:01 p.m.
  
2.     **Approval of Minutes from Previous Board Meeting** – A motion was made by Chris and seconded by Thor to approve May 2008 meeting minutes. Motion passed unanimously.
  
3.     **Financial Report** - Cassandra from LMS gave a report. We have a CD that expires in May 2010 and another in May 2011
  
4.     **Legal Update – LMS** and our attorney are currently monitoring 5 foreclosures.
  
5.     **Violation Report –**
  - Complaint of a trailer parked on the grass. This is in violation of Gurnee's ordinances so we notified Gurnee of the violation. Issue has since been corrected.
  - Complaint of a vehicle on blocks on the driveway. A letter was sent to the homeowner. Issue has since been corrected.
  - Complaint of grass not being cut. Issue was corrected.
  - Complaint of a Garbage can left outside. No action taken. There is a question if this is a violation of our declarations.
  
6.     **Management Report –**
  - LMS proposed a new Collection policy – Board was against any new policy that would increase our late fee. The proposed late fee would have gone up \$30 on top of the current late fee of \$50. The board felt that that was unacceptably high.
  - September 15<sup>th</sup> is our new Tax date
  
7.     **Committee Report** – Phil Brooks presented an update to attendees about the status of the committee rewriting the declarations.
  
8.     **Old Business**
  - A.     **Approve Action Regarding Delinquent Homeowner Accounts** – No action has been taken yet.
  
  - B.     **Discuss Reserve Study** – It was decided to do some homework on the pond. That was the biggest expense in the reserve study. A motion was made by Thor and seconded by Chris to postpone until we have more information. Motion passed unanimously.
  
  - C.     **Discuss Mulching for Common Area** – It was decided to mulch all common areas this year. The money was already budgeted in our operating budget. A Motion was made to approve a quote from Landscape Concepts for \$13,650. Motion passed unanimously.

**\*After meeting with our Landscaper we decided to hold off on mulch for this year. It was recommended that we instead hire a tree service to properly trim our trees. Some of the trees have grown to the point that they are choking off other plants**

**and trees. LMS will get quotes to have tree trimming done and we will postpone mulch until spring next year.**

- D. Discuss Results of 2007 Audit** – The audit revealed that there was \$17,455 that was supposed to be transferred from our operating fund to to reserves and never was. A motion was made by Chris and seconded by Thor to move \$17,455 to reserves. Motion passed unanimously.

**9. New Business**

**A. Approve New Treasurer** – There was a motion made by Thor and seconded by Justin to appoint Chris to the position of Treasurer. Her previous position was Member at Large. Motion passed unanimously.

**B. Approve Upcoming Meeting Schedule** – Motion by Thor and seconded by Justin to approve the upcoming meeting schedule. Motion passed unanimously.

**C. Discuss Landscaping Issues** – Cassandra is going to setup a meeting with our landscaper to discuss issues. Chris, Thor, and Justin will meet with Neil from Onessio to discuss performance.

**D. Approve Expenses** – A Motion was made by Thor and seconded by Chris to approve reimbursing Justin \$56.88 for website hosting. Motion passed unanimously.

**E. Approve Moving CD's from National City** – This will be deferred due to time. The CD does not mature until May 2010

**F. Approve Garbage Can Policy** – Tabled due to time

**G. Approve Homeowner Requests**

- 1439 Woodbury request permission to build a fence. Board had no issue. Motion to approve by Thor, seconded by Chris. Motion passed unanimously.

**H. Homeowner Comments** - Limited to 2 minutes per homeowner depending upon time left and number of homeowners requesting to speak.

**10. Executive Session** – If necessary to discuss specific matters from items 4, 8.A.iii., and 9.F. above. Executive Session is closed to the Members.

**10. Adjournment** Meeting was adjourned at 8:30 p.m