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**Board Meeting Agenda  
February 23, 2010 - 7:00 p.m.**

1. **Call to Order and Opening Remarks** - Meeting was called to order at 7:04 p.m
2. **Approval of Minutes from Previous Board Meeting** - A motion was made by Chris and seconded by Justin to approve October 2009 meeting minutes. Motion passed unanimously
3. **Financial Report** – Joel gave a summary of our current account balances. We have a CD that matures in May 2010 and another that matures in May 2011
4. **Legal Update** - There are currently 5 homes in different states of foreclosure. We are monitoring one, one is bank owned, and we have declined monitoring 3 others.
5. **Violation Report** – There were no Violations
6. **Management Report** – Our management company was not required to attend this meeting.
7. **Committee Report** – The rough draft was submitted to the attorney, we should hear back in about a week.
8. **Old Business** - none
9. **New Business**

- A. **2010 Aquatic Maintenance Agreement** - We have received the following bids for aquatic maintenance for 2010.

McCloud	\$2,682 per month
Landscape Concepts	\$3,675 per month

- A Motion was made by Thor and seconded by Chris to approve the contract with McCloud. Motion passed unanimously.

- B. **Approval of Vendor to Prepare 2009 Taxes** – A Motion was made by Thor and seconded by Chris to approve the agreement with Cukierski and Kowal to prepare our 2009 taxes for \$325. Motion passed unanimously.

- C. **Late Fees** – We discussed how to handle people that have not paid their 2010 assessment yet. As of Feb 16, 2010, we still had 68 homeowners that have not paid their 2010 Annual Assessment. It was decided that we will send out a letter to all homeowners that have not paid yet. The letter will state that a \$10.00 late fee will be charged to their account on the last day of each month until their Annual Assessment, including any late fees, is paid in full. If full payment is not received by November 1, 2010, their account will be sent for collection. We also notified them the cost that they will incur if their account is sent to collections. Before any homeowner is referred to collections, we will send a final demand for payment.

- A motion was made by Chris and seconded by Thor to adopt this policy for outstanding accounts. Motion passed unanimously.

- D. **Annual Meeting** – The 2010 Annual Meeting is scheduled for Tuesday, May 4, 2010. There will be two spots on the Board up for election this year. We all agreed to have the meeting at the village hall and also to look into having someone chaperone a kid activity such as doing some crafts, games or coloring.
  - E. **Association Garage Sale** – We will email our mailing list and post on our website asking when to hold the 2010 Annual Garage Sale.
  - F. **Management Company Contract Renewal** – We discussed the management contract which expires in December 2010 and deferred action until a later meeting.
  - G. **Homeowner Comments** - None
10. **Executive Session** – None.
11. **Adjournment** – The meeting was adjourned