

Townes of Prestbury Homeowners Association
Monthly Meeting Minutes
Thursday, September 11, 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		Present

Others present....Toni Stanczyk-Lang Property Management
Homeowners present....11

John Lentz from PCA and John Blohm from Landscape Concepts Management were also in attendance.

3. Approval of minutes Ratified:

Minutes from July 10, 2014 were tentatively approved by the Board prior to the September 11, meeting. The vote to approve the meeting minutes was formally ratified at the Board meeting.

4. John Blohm Presentation – LCM

John presented to the Board and Homeowners present, LCM activities for the upcoming fall and winter months

John presented what dormant pruning was intended to accomplish and why it needs to be done

Why

- The builder planted landscaping too close to homes
- As our community gets older, shrubs get too tall and lose their shape.
- Trees get taller, grow over roofs and impact ground clearance

When

- Scheduled for December 2014 or possibly January 2015
- Timing depends on the weather

What

- All shrubs will be pruned to control growth size so that another dormant pruning won't be necessary for another three to five years
- Trees under 15 feet will be pruned and shaped
- Concern was expressed about the amount of pruning that would be done to trees over 15 feet tall
- John indicated that trees over 15 feet will be pruned for ground clearance and from neighbor's decks to reach as much area as possible
- A bucket Lift to prune trees over 15 feet was not included LCM's bid. To include would add to the cost of the dormant pruning.

Homeowner Questions

- 320 Quarry Ridge: Are the landscapers supposed to weed the property
- 126 Fairfax Circle: Wants the landscapers to be proactive to maintain the height of trees so that it does not interfere with garbage trucks.
- 326 Quarry Ridge: Questioned whether LCM was late trimming bushes? 2-3 weeks late.
- 114 Fairfax Circle: Wants to buy 2 new boxwoods so all bushes are the same size.

5. Officer and Committee Reports

Treasurer's Report...Jim Bluemle

For the month ending July 31, 2014 Jim reported a check book balance of \$855.47, reserve fund of \$118,037.03 and total assets of \$120,224.50.

For the month ending August 31, 2014 Jim reported a check book balance of \$3,249.28.00, reserve fund of \$118,889.11, and total assets of \$122,965.39.

Jay motioned to approve both July and August financials, Ray seconded the motioned, unanimously approved.

Landscape Report...Jay Lehn

Four trees were provided and planted as replacements for dead trees (included in contract)

Second pruning of shrubs and bushes (included in contract)

Core aeration of lawn needs to be scheduled (included in contract)

Tree was removed from parkway at 127 Fairfax following storm damage

Audit conducted on damaged and stressed bushes, shrubs and trees, and decisions must be made regarding budget and timing

LCM will be replacing the Operations Manager assigned to our Association and vacated by Mark Gemmer. John Blohm, Branch Manager, will replace Mark until a new manager is assigned

Dormant pruning bids

- LCM - \$7,710 (Trees - \$3,480 Shrubs - \$4,230)
- Best Trees - \$7,150 (Trees only)
- Kramer Tree Specialist - \$9,987 (Trees only)
- Vendor selection was put on hold pending a better understanding as to why the tree only bids area so much higher than LCM

Do fruit trees require spraying again in the spring? Cost?

Determine what actions if any, is the Association going to take regarding trees leaning over some homes bordering the woods..... insurance implications?

Re-grading of storm sewer run-off still pending..... Must be done by end of October

Ray Goss to contact the Forest Preserve regarding potential damage to TOP homes from fallen trees

It has been suggested the either LCM or the Townes contract with a GPS Snowfall Measurement Service at a cost of \$400 per year

- Provides accurate snowfall measurement and timing relative to LCM contract terms
- Measurement site will need to be located
- Benefits both TOP and LCM

332 Quarry Ridge, Wally will measure for snow fall at the property and Jay will look into how and where to measure the snow

Board will continue to pre-approve when salt will be applied to TOP streets

Architectural Report...Ray Goss

110 Fairfax Circle has been approved to make repairs to his front sidewalk and stoop area.

Communications...Jay Lehn

Lang will be paying for the ongoing 5 year cost for the website and will be reimbursed by the Association. The renewal costs for hosting the Web site will be billed and paid the same way.

The Board is still looking for anyone interested in becoming the editor of our the newsletter.

6. Management Report...Toni Stanczyk

7. Project List...Ray Goss

Reserve Analysis Project for Street Replacement

- Jim Bluemle discussed the Conclusions-Reserve Analysis Project for the Street Replacement. Jim suggested taking \$100,000.00 for street repairs/resurface in 5 years rebuild in 20 years.
- The estimated cost in current dollars to resurface our streets is \$75,000 and the rebuilding costs are estimated at \$153,000.
- Jim suggested laddering CD's with the reserve money for the Street Replacement at \$20,000.00 for each CD maturing one a year starting with 5, 4, 3 etc. and to stay with FDIC insured banks.
- These changes will help ensure the association has enough money to resurface and rebuild the streets at the appropriate times.
- The Board plans to continue to talk with Sugar Grove about their taking over the maintenance of our streets

The Board and the Property Manager will be scheduling a "Fall Walk Through" in October

A special Board meeting will be scheduled in October to complete the proposed budget that will be delivered to the Homeowners for their review

Additions to the Project List:

- Re-grading storm water runoff behind Quarry Ridge.
- Develop schedule for tree replacement
- Determine the insurance implications on trees that are on our property if they fall on someone's home, who is liable?
- Determine the cost of re-draft of By-Laws and Declarations.
- Determine quality of work done by DuBois

8. President's Council...Ray Goss

The May 20th hail storm caught one of the Sub-Associations in our area in the process of converting roof responsibility from the Homeowner to the Association resulting in a \$5,000 special assessment.

Blackberrie Sub-Association and PCA are treating Ash trees at \$75 per tree per year and have lost at least 15 trees since 2013

A Maple bore has been discovered attacking Maple trees

Mosquito repellant is sprayed throughout the Association every Thursday evening

Lake and Damn Update

- State and federal agencies hold PCA responsible for the maintenance and repair of the lakes and damn in Prestbury
- Several Federal agencies are involved providing guidance, design approval, issuing permits, etc. to PCA
- Water level control of lake pool at Turtle Cove to be replaced
- A special assessment is not expected to complete lake and damn repairs
- The plan is to meet expenses through the reserve fund and the operating budget

The state has budgeted money to repair/replace the Hanks road bridge over Rt56; repairs are not expected start for two years or more

9. Homeowners Comments:

1. 108 Fairfax Circle: Cheryl Bolland asked what will happen with the dead pear tree. What is happening with the owner that installed the wrong type of roof?

It was determined by the Board that the shingle used was from the same supplier, style and color as the one specified. The only difference is that the shingle used has a 30 year warranty instead of 25 year warranty and it is heavier. The Homeowner took full responsibility for the difference. The Board in its review of the situation did not see enough difference to warrant the removal and replacement of the roof.

2. 126 Fairfax Circle: Jim Winkelman: "He argued that roof is not the same shingle as required by the Board of Directors".

Answer provided in the previous response to the Homeowner's comment.

3. PCA - John Lentz mentioned that the Vanguard Management Company is in the transition to replace their current management company.

10. Adjourn: Ray Goss motioned to adjourn the meeting at 9:05; Chuck Claessens seconded the motion. Meeting was adjourned.

Submitted by Judy Strohschein, typed by Toni Stanczyk and revised by Ray Goss.

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