

# **Townes of Prestbury Homeowners Association**

## **Monthly Meeting Minutes**

**Thursday March 10, 2016**

**1. Call to order:** 7:06pm

**2. Roll Call:**

Jay Lehnert – President- Present

Jim Bluemle – Treasurer – Present

Wally Walters – Landscape – Present

Others present... Toni Stanczyk – Advocate Property Management

Homeowners present: 3

**3. Review and approval of minutes:**

Jim Bluemle motioned to approve the January 14, 2016 minutes with changes to item #4 (Treasurer's report to be \$82K not \$90K allocated for street repairs) and item #7 (add routine updates made to website). Jay Lehnert seconded, unanimously approved.

**4. Treasurer's report: Jim Bluemle**

Went over balances and disbursements for January and February.

Contingency and street repair contributions were doubled in February to include what was not put in during January.

Jay announced that Jim is resigning from the board at the end of this meeting. Jay thanked him for seeing us through the difficult times during the switch over from Lang to Advocate Property Management.

Jay announced that the board is looking for a replacement for Jim.

**5. Landscaping report: Jay Lehnert and Wally Walters**

The board is requesting JR Zollers to attend the May meeting to speak to the residents.

Jay reported that fruit trees would be sprayed this year.

Wally reported on the approximate costs of adding street lights to the parking areas. It was agreed that the cost was too much and requested he look into solar lights on smaller poles to be possibly installed near the sidewalks by the parking areas.

**6. Architectural: Jay Lehnert**

Jay reported there was one request for window replacement at 230 Braeburn.

**7. Communications: Jay Lehn**

Jay announced that the Communications Committee is looking for a volunteer to do the newsletter and another volunteer to sit on the committee.

**8. Homeowner Concerns:**

Concerns with the quality of work by the new landscaping company. Jay reminded everyone that there is \$6K set aside for landscape extras in the new contract with Zollers.

Request by Pat McCarthy for approval of landscaping between driveways at 300/302 QRC. It was recommended that Pat re-submit her request after a short discussion.

Street lights out on Braeburn and QRC will be repaired by the Village of Sugar Grove.

Wally is to contact an electrician to repair the street light out on Fairfax.

**9. Management: Toni Stanczyk**

Toni said her concerns were covered in the committee reports and the project list.

**10. Project List: Jay Lehn**

Jay gave an update on the meeting with our attorney to rework our declarations, by-laws, and rules and regulations. (This refers to #59 on the Project List)

Toni has offered to type our attorneys work for a onetime \$200 fee in lieu of having the attorney do it. Motion by Wally Walters to approve paying Toni \$200 to type the attorney's work instead of having them do it and charge us. Motion seconded by Jim Bluemle. Motion approved unanimously.

**11. Adjournment:** Jay motioned to close the meeting at 8:12pm. Jim seconded the motion, unanimously approved.

**Submitted and typed by Wally Walters 3-23-2016.**