

**Townes of Prestbury Homeowners Association Meeting Minutes**  
**Thursday September 8, 2016**

1.0 **Call to order:** 7:00 pm by Jay Lehen President

2.0 **Roll Call:**

Board Members Present:     Jay Lehen     President  
                                  Cecil Given:  Vice president  
                                  Wally Walters: Treasurer  
                                  Erwin Svestka Secretary  
                                  Andy Balis: Landscape  
Others Present: Advocate Property Mgmt.  
Home owners Present: 14

3.0 **Approval of Minutes:**

Erwin Svestka motioned to accept minutes of July 14, 2016, Jay Lehen seconded, unanimously approved.

4.0 **Treasurer's report: Wally Walters**

Wally will go over all statements since his election with Jim Bluemle to get a handle on things before he officially presents his opinion of the financials. Annual budget will be presented at the November meeting.

5.0 **Landscaping report: Andy Balis**

Shrubs requiring replacement will be replaced in October.  
Tree replacement will cost approx. \$ 375.00 per tree to remove and approximately \$300.00 plus for the replacement of trees. Approx. 50 ash trees will need to be removed. Fruit trees will be sprayed in the spring.

6.0 **Architectural Report: Cecil Given**

Andy Balis's patio replacement was approved.

7.0 **Communications: Jay Lehen**

If anyone is interested in keeping up the website or a newsletter, please let him know.

8.0 **Management Report: Toni Stanczyk**

One unit has been sold, and one closing is upcoming.

9.0 **New Business:**

Redraft is complete on declaration revisions 54 approvals by homeowners (48 Required for passage). We will file with Kane Co. this month. Jay motion to accept Modifications to declarations and bylaws plus the rules & regulation and Andy seconded and was unanimously passed.

The motion for homeowners to pay difference between the replacement trees and one They prefer was tabled for further discussion.

Unapproved minutes will be posted on the web site.

10.0 **Adjournment:** Jay Lehen motioned to adjourn at 9:00 pm, Cecil Given seconded, Unanimously approved.

Typed by Erwin Svestka 9-23-16.