

Townes of Prestbury Homeowners Association
Monthly Meeting Minutes
Thursday, November 14, 2013

1. **Call to order.** 7:00 p.m.

2. **Roll Call:** Ray Goss President..present
Jay Lehnert Vice President...present
Judy Strohschein Secretary..present
Jim Bluemle Treasurer....present
Ray Gross Landscape director... present

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

Homeowners present....5

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

Jay Lehnert moved to accept the minutes and Jim Bluemle seconded the motion.
Minutes were approved. Minutes had 2 items for amendment. The amended minutes were sent to board members.

4. **Treasurer's Report...Jim Bluemle**

Jim reported an operating balance of \$1997.77, reserve fund of \$114,833.61, liabilities and equities of \$120,522.10. Operating expenses are going over budget by about \$10,000 due an overage on salt applications and legal expenses. The overage was covered during the year by a \$3000 transfer from Reserves and a gradual reduction in check book balances. Jay accepted the treasurer's report and Judy seconded the motion. Treasurer's report approved.

5. **Landscape Report...Ray Gross**

Ray Goss will be the point of contact for salting procedures. Focus on salting will be the sidewalk by Hanks Rd. If needed, sodium chloride will be put on the inside sidewalks. Driveways will not be salted.

Focus will be on treating fruit trees next spring and acceptance of contract for deep pruning next fall.

Ray Gross is looking into the matter of core-aeration for this fall. There is a question as to whether or not it is too late to do this.

320 Quarry Ridge requested a replacement for their parkway tree...it is infested with the ash borer.

Home owners will be responsible for treating their ash trees. We no longer will be contracted to do this.

6. **Architectural Report...Ray Gross**

No requests were submitted.

7. **Management Report...Toni Stanczyk**

There are 5 off site owners.

Warning/Fine letter violations will remain in the format that Lang uses.

The proposed budget 2014 was presented to the board and ratified. Jay motioned for acceptance of the budget and Jim seconded the motion. Budget approved.

A nomination form will be enclosed in the December billing statement mailing.

8. **President's Comments...**Ray Goss

Ray reviewed the project list and updated information. Item 32 was changed from proposal to determination of vendor selection for dormant pruning. Jay proposed a new item, COMMUNICATION COMMITTEE, be added to the project list. Jay will head this committee. Motion accepted by Jim and Jay to continue with this item. Laurie Brandt will be on the committee and will work closely with Jay on distributing information to home owners via the website.

Other Reports: Jim Bluemle

Jim explained that the December 31, 2012 review of our financial statements indicated that the association is out of compliance with U.S. generally accepted accounting principles in that supplementary information about future major repairs and replacements of common property was not submitted. He explained that in our case this relates primarily to streets and sewers and highlights the need for a reserve study to estimate the future costs of such repairs and maintenance so as to insure that we are neither under nor over reserving for such future expenses.

Jim recommended that we have Lang Property Management refer some vendors to us that provide reserve study services, so that we can obtain some estimates of the costs of such a study. He also recommended that in a parallel effort we continue to pursue exploratory discussions with Sugar Grove about the possibility of the village annexing our streets and sewers, and if it is a possibility, obtain estimates of the costs that might be involved.

The Board approved these recommendations.

Further Discussion

The bright green sheet announcing the new website will be distributed in the December mailing. Homeowners are encouraged to use the website since it will replace multiple sheets of information sent out by Lang. The board strongly supports this effort.

Discussion regarding the front loader for snow removal continues. No front loader can be stored permanently on our property. There was a suggestion made that perhaps it could be staged. If LCM suspects a large snowfall they may be able to bring it the night before.

9. **Homeowners Comments:**

108 Fairfax Circle...Cheryl Bolland whose responsibility is it to repair mailboxes. Ray Goss informed her that was the responsibility of the homeowners.

10. **Adjourn:** Motion to adjourn the meeting at 8:40. Ray Gross accepted the motion and Ray Goss seconded the motion. Meeting was adjourned.

Submitted by Judy Strohschein 11/18/13

Executive session was called to order at 6:07 PM and ended at 6:50 PM.