

WALKUP AT THE PARK
BOARD OF DIRECTORS MEETING – MINUTES
March 6, 2008

In Attendance: Jim Rollberg – President, Tanya Benham – Treasurer, John Kula – Vice President and John Hanacek – Director. Carol Loveridge – B.P. Management Services, Inc.

Location: American Community Bank, Crystal Lake, IL 60012

Time: 8:05 pm Motioned by Jim, Seconded by John

Approval of Agenda: The Agenda was presented to the Board and motion was made by Tanya to accept the Agenda and seconded by John.

Approval of Minutes: A motion to accept the minutes from the November 8, 2007 meeting was made by Jim and seconded by John.

Approval of Financials: The December 31, 2007 Financials were presented as an un-audited report. A motion was made by Tanya and seconded by Joe to accept the financials as submitted.

Website: A motion was made by Joe and seconded by Tanya to accept the contract for the startup of the Walkup at the Park HOA web site. The site will not be affiliated with the neighborhood watch web site. All Association information will be provided, such as declaration, by-laws, newsletters, minutes, meeting notices, etc. The cost of the website is \$300.00 for the domain name and \$150.00 per year to monitor and updates.

Landscape Contract: The Board reviewed the renew contract from Fields of Green and a new contractor, Harvard Nursery. After considering the previous history with Fields of Green and the increase it was decided that Harvard Nursery would be awarded a one year contract at \$1100.00 per month (8 months). The approval of the contract will save the association \$80.00 per month or \$640.00 for the season. With a motion made Jim and seconded by Joe the contract was approved and signed.

Landscape Enhancement – The Board was provided a quote from Harvard Nursery for landscape enhancements. The enhancements would be installed once the sign and the electrical work had been completed. The cost of the contract is \$3,693.60. Fields of Green also provided a quote for the same material to be installed in the amount of \$3877.00. A motion was made by Tanya and seconded by Joe and was unanimously approved by the Board. The contract was signed and will be forwarded to Harvard Nursery.

Sign Enhancements: JS Goray provided a quote to install the limestone sign. The quote for one sign is \$3985.00, two signs at \$7470.00. The Board approved the contract based on confirmation that the cost included labor, material and the lime stone. A motion was made by Jim and seconded by Tanya that contingent on confirmation of the terms. It was suggested that another quote be provided prior to notify JS Goray to compare.

Electric –Sign: A quote was provided by Saturn Electric in the amount of \$8,390.00 to install lights at the monument sign. It was tabled by the Board and requested that Management contact another electrician for a second quote.

Association Insurance: After a number of years with the same insurance carrier management took the policy out for bid. A bid was received by Nationwide providing more liability coverage, auto-owners insurance and including D&O coverage for \$1,149.00 less per year. With a motion made by Tanya and second by Jim and the board unanimously approving the quote from Nationwide was approved. The current carrier, Rosenthal will be notified of the cancellation and changes.

Adjournment: 9:56 pm. Motioned by Jim and seconded by Tanya

Respectfully Submitted:

Carol Loveridge
Property Manager