

WALKUP AT THE PARK

BOARD OF DIRECTORS MEETING – MINUTES – **APPROVED** October 8, 2009

Call to Order: Meeting was called to order at 7:37 pm by Jim Rollberg, seconded by Debbie Coy, and all were in favor.

Location: American Community Bank, 381 South Main Street, Crystal Lake, IL 60012

In Attendance: Jim Rollberg – President, John Kula- Vice President, Tanya Benham – Treasurer, and Debbie Coy – Secretary. Lynda Potas & Julie Leffel – Complete Management Solutions, Inc. Three homeowners were also in attendance.

Homeowner Open Forum: The floor was open to homeowners.

Brian Coy of 416 Talisman Court respectfully requested to be allowed to begin to set-up his Holiday decorations prior to the 30-days in advance of the Christmas Holiday rule due to the volume of decorations and he committed to not turning on the lights to these decorations until the Saturday of the Thanksgiving week. Jim Rollberg motioned to approve this request, John Kula seconded. All were in favor.

Julius Parochelli of 468 Talisman Court had a complaint regarding a property inspection performed on 9/30/09 where management sent a warning letter about garbage cans being in front of his garage. The Board and Management explained that the Walkup Declaration states that all garbage receptacles must be kept indoors. The City of Crystal Lake's rule is that no garbage may be brought to the curb until 6:00 pm the evening before garbage pick-up. This inspection was performed at approximately 4:30 pm. Management made a statement that property inspections would not be performed that late in the afternoon going forward. The Board further advised the homeowner that the Walkup Rules & Regulations allow for the storage of the garbage and yard waste receptacles on the sides of the garage as long as kept in a neat and orderly fashion.

General Discussions commenced with how long homeowners can have approved ACC projects. The current ACC form does not specify when a project must be completed by from approval date.

Approval of Minutes: The minutes of the July 9, 2009 homeowner meeting were reviewed. John Kula motioned to approve and Tanya Benham seconded. All were in favor.

Financial Review: The September 2009 YTD Financials were presented and reviewed. As of September 30, 2009 the Operating account had a balance of \$48,391.40 and the Reserve account had a balance of \$23,100.46. There are two CD's held at Harris Bank. Their balances were \$9,711.78 and \$9,716.53 and are all in addition to the Reserve Fund. These two CD's both mature on 11/20/09 and there is a 10-day grace period in which to finalize the direction. This direction will be determined at the next HOA meeting. The Profit & Loss Budget vs. Actual report was reviewed. A motion to approve the Financial Report was made by Tanya Benham and seconded by John Kula. All were in favor.

Legal Update: Currently there are six homes in the legal process.

Property Inspection: A property inspection was last performed on 9/30/09. Twelve homes were noted as having either garbage cans or yard waste bags visible from the street or an unauthorized vehicle in their driveway. Warnings were issued to seven and fines were assessed to five.

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OLD BUSINESS

Rules & Regulations Update: CMS reviewed the previously drafted August 2006 Walkup Rules & Regulations and provided a revised version as there were discrepancies to the Walkup Declaration. The Board reviewed and offered their comments and suggestions for additional information to be included under Lot Appearance and Architectural Control. CMS will provide another draft at the next meeting for review and approval.

NEW BUSINESS

Annual Report Filing: This is a requirement of the State of Illinois.

Complete Management Solutions - 2010 Contract Review: The current contract is due to expire on December 31, 2009. A revised contract was submitted noting no increases. Board to review and advise of renewal at next meeting.

2010 Draft Budget - Review: CMS provided a 2010 draft budget for the Board to review and provide feedback. It was suggested a reduction in assessments would be possible. The final budget will be reviewed and approved at the next meeting.

Next Newsletter Timeline/Contents: The Board directed CMS on a mailing to be performed in December 2009 to include a newsletter reviewing the 2009 year, provide details of the 2010 budget, a reminder on the timely removal of Holiday decorations and the updated rules & regulations available on the website or through Management, etc.

Front Entrance/Holiday Decorations: The Board directed CMS to obtain quotes for review at the next meeting.

Next Homeowner Meeting: Thursday, November 12, 2009

Adjournment: 8:52 pm. John Kula motioned to adjourn and Debbie Coy seconded. All were in favor.

Respectfully Submitted:

Lynda Potas
Complete Management Solutions, Inc.