

LIBERTY LAKES CONDOMINIUM ASSOCIATION
Board of Directors Meeting
September 26, 2013

Board President called a meeting of the Liberty Lakes Condominium Association Board of Directors to order at 6:30 PM at the Wauconda Library meeting room. It was noted a quorum was present.

Board Members Present: Ryan Schumaker, President
Joanne Swiatkowski, Treasurer
Arhlene Pope, Secretary
Bruce Phillips, Vice President
Steve Diver, Director

Board Members Absent: None

Homeowners Present: approximately 14

Also Present: Rebecca Johnson, Vanguard Management member

APPROVAL OF MINUTES

Motion: Upon motion duly made, seconded and unanimously carried, the Board approved the amended minutes of the June 19, 2013 meeting as presented.

TREASURER'S REPORT

The un-audited financial report for the Liberty Lakes Condominium community as of August 31, 2013 is as follows:

Current total assets	\$ 648,203.63
Current total liabilities	\$ 9,429.03
Total replacement reserves	\$ 302,659.65
Total Liabilities and Equity	\$ 648,203.63

Motion: Upon motion duly made, seconded and unanimously carried, the Board approved the un-audited treasurer's report as provided.

Motion: Upon motion duly made, seconded and unanimously carried, the Board approved the 2014 budget as provided.

MANAGEMENT REPORT

Landscaping:

The contract with Brickman for landscaping and snow removal is terminated as of 10/31/13. A new contract with Perricone Brothers for landscaping and snow removal was proposed.

Motion: Upon motion duly made by Ryan Schumaker, seconded and unanimously carried, the Board approved the two year contract with Perricone Brothers.

Sealcoating:

Sealcoating has been rescheduled for the spring of 2014.

Shutter Painting:

Shutter painting will take place during the fall of 2013. Homeowner notification will occur 48 hours prior to the work commencement.

Garage Sale:

The fall garage sale is scheduled for Friday, October 4th and Saturday, October 5th, 2013.

HOMEOWNER FORUM

Several topics were discussed during homeowner open forum.

A request for greater advance notice for community events was made.

An inquiry was made regarding the repair of downspouts. Bruce stated it is in the process.

An inquiry was made regarding homeowner abuse of visitor parking areas. Arhlene stated that the Board is working with A-Tire to provide towing services for parking violations.

Future message boards were discussed. Ryan and Joanne stated that it is being considered.

Association delinquencies were questioned. Ryan explained that there is a procedure Vanguard follows regarding delinquent owners.

A spring block party was proposed. Details will follow at a later date.

A suggestion was made to make the community Facebook page private.

ADJOURNMENT

Motion: Upon motion duly made, seconded and unanimously carried, the Board adjourned the meeting at 7:23 PM.