

LIBERTY LAKES CONDOMINIUM ASSOCIATION

Board of Director's Meeting

February 4, 2016

The meeting of the Liberty Lakes Condominium Association Board of Directors was called to order by Steven Diver at 6:35pm at the Wauconda Area Public Library, seconded by Bruce Phillips.

Board Members Present: Steven Diver, President
Bruce Phillips, Vice President
Joanne Swiatkowski, Treasurer
Lori Mehl, Secretary
Dan Migacz, Director

Board Members Absent: None

Homeowners Present: 4

Also Present: Greg O'Hara, Associa Chicagoland Community Manager

APPROVAL OF MINUTES: Minutes not read aloud. A motion was made by Joanne Swiatkowski to approve the October 22, 2015 board meeting minutes, which was seconded by Steve Diver and unanimously carried.

TREASURERS REPORT: The financial report for the Liberty Lakes Condominium Association as of December 31, 2015 is as follows:

Current Total Assets:	\$560,009.37
Current Total Liabilities:	\$24,721.45
Total Replacement Reserves:	\$525,678.27
Total Liabilities and Equities:	\$560,009.37

Read by Joanne Swiatkowski. **Motion:** Upon motion duly made by Dan Migacz, Steven Diver seconded approval and was unanimously carried.

MANAGEMENT REPORT: Greg O'Hara noted that 2016 Board Meeting time will remain 6:30pm.

PROPERTY TAX APPEAL: As previously approved by the Board, property tax appeal paperwork was submitted by the law firm of Keay & Costello. Appeal to reduce the assessed value of units was denied and no legal fees will be charged. Homeowners' property taxes are therefore unaffected.

SEAL COATING: The seal coating of driveways that were replaced in 2015 is anticipated to take place this summer. Bids have been requested and will be discussed at the April board meeting. A **motion** to approve continued seal coating was made by Joanne Swiatkowski, seconded by Bruce Phillips and was unanimously carried.

LANDSCAPE ENHANCEMENTS: Continued landscape enhancements are planned for spring, at which time the Board will also be reviewing the need for further improvements to be considered for autumn planting.

WETLAND MAINTENANCE: Aquatic Ecosystems Management has submitted a bid for 2016 wetland maintenance, with a total cost of \$4100.00. A **motion** to approve was made by Lori Mehl, seconded by Dan Migacz and was unanimously carried. Service will be scheduled to begin this spring.

SNOW REMOVAL: No changes or concerns noted regarding current snow removal service. The Board will discuss necessary restorations with Perricone as spring approaches.

NEW BUSINESS –

MOSQUITO CONTROL: Skeeter Beater has presented a bid for the 2016 Mosquito Abatement Program, proposing ten applications in the amount of \$4750.00. A **motion** to approve was made by Bruce Phillips, seconded by Joanne Swiatkowski and was unanimously carried.

HOMEOWNER FORUM:

- Homeowner noted that even as the season's snowfall totals have not being overly significant per se, we have had some challenging events and overall personal opinion of Perricone's service remains positive. The Board agreed and informed homeowners that the service has in fact been adequate, even despite the removal industry overall currently struggling with labor shortages.
- Joanne Swiatkowski asked Greg O'Hara to confirm if all front doors painting had been completed. Greg noted that all were complete except two where homeowner(s) denied service and/or entry.
- Homeowner asked if any decks remain unstained. Greg advised that there are two decks remaining, and follow-up with final demands is scheduled for spring.

ADJOURNMENT: There being no further business to discuss, a motion to adjourn was made at 6:58p.m. by Steven Diver and seconded by Joanne Swiatkowski, to be unanimously carried.

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Board of Director's Meeting

February 4, 2016

EXECUTIVE SESSION

Board Members Present: Steven Diver, President
Bruce Phillips, Vice President
Joanne Swiatkowski, Treasurer
Lori Mehl, Secretary
Dan Migacz, Director

Board Members Absent: None

Immediately upon adjournment of the February 4, 2016 Liberty Lakes Condominium Association Board of Directors meeting, all members were in attendance with Associa Chicagoland Community Manager, Greg O'Hara, to discuss the community's 'Delinquency Report', provided to all members in the Management Report packet (*report dated Jan 27, 2016*).

Greg noted that the majority of monies owed relate to unpaid compliance fines rather than unpaid monthly association dues. He stated that overall balances due, as viewed per homeowner/unit, are relatively low.

At present there are five units owing in excess of \$1000.00, three of which are foreclosed units. Of units carrying this scope of outstanding debt, Greg reviewed individual line item/amounts and shared with the Board the circumstances behind each, while also elaborating on the process with which collection is being attempted.

After satisfactory findings, the Board of Directors adjourned the Executive Session at 7:30pm.