

LIBERTY LAKES CONDOMINIUM ASSOCIATION
Board of Directors Meeting
January 9, 2014

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

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

Board Members Absent: Joanne Swiatkowski, Treasurer

Homeowners Present: approximately 5

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 September 26, 2013 meeting as presented.

TREASURER'S REPORT

The un-audited financial report for the Liberty Lakes Condominium community as of November 30, 2013 is as follows:

Current Total Assets	\$ 685,734.57
Current Total Liabilities	\$ 12,927.73
Total Replacement Reserves	\$ 277,987.43
Total Liabilities and Equity	\$ 685,734.57

The report was not reviewed due to the absence of the Treasurer. Review shall occur at the next board meeting.

MANAGEMENT REPORT

Annual Election:

The next annual election is April 2014, date to be determined.

Spring Landscape Walk:

A walk of the property will be conducted and items requiring action will be noted.

Downspout Repairs:

Downspout repairs are scheduled for spring/summer of 2014.

Sealcoating:

Sealcoating is scheduled for 2014.

Towing:

After ground thawing, a towing notice will be erected at the entrance to the townhomes (visible to entering vehicles). Vehicles parked in the visitor parking areas will be subject to this notice.

HOMEOWNER FORUM

Several topics were discussed during the homeowner open forum.

- A concern regarding snow obstruction of fire hydrants was mentioned. Ryan Shumaker will contract Perricone Bros. and request clearing of affected hydrants.
- An inquiry was made regarding the repair of downspouts. Bruce Phillips will note needed repairs at the spring landscape walk and will schedule accordingly.
- An inquiry was made regarding the failure of some homeowners to stain their decks. Ryan advised that deck letters will be sent reminding deck owners of their responsibility to stain. Annual staining is recommended, bi-annual staining is mandatory.
- Discolored paint around door trims was mentioned. Bruce will review the painting contract.
- A question was raised regarding the color of exterior doors. Steve Diver will post the color codes on the website.
- A concern regarding insect control was raised (i.e. wasp/hornet control). Quotes to provide treatments will be obtained and reviewed.

ADJOURNMENT

Motion: Upon motion duly made, seconded and unanimously carried, the Board adjourned the meeting at 6:39 PM.