

LIBERTY LAKES CONDOMINIUM ASSOCIATION
Board of Directors Meeting
April 17, 2014

Board President called a meeting of the Liberty Lakes Condominium Association Board of Directors to order at 6:38 PM at the Wauconda Library Lincoln room.

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

Board Members Absent: None

Homeowners Present: Approximately 16

Also Present: Greg O'Hara, Vanguard Management member

APPROVAL OF MINUTES

Motion: Upon motion duly made, seconded and unanimously carried, the Board approved the minutes of the January 9, 2014 meeting as presented.

TREASURER'S REPORT

The un-audited financial report for the Liberty Lakes Condominium community as of March 31, 2014 is as follows:

Current Total Assets	\$ 704,065.65
Current Total Liabilities	\$ 6,031.19
Total Replacement Reserves	\$ 331,366.77
Total Liabilities and Equity	\$ 704,065.65

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

MANAGEMENT REPORT

Annual Election:

Motion: A quorum was not met therefore a motion was duly made and unanimously carried to roll the annual election meeting to April 2015.

Spring Landscape Walk:

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

1. Downspouts
2. Sealcoating
3. Concrete deterioration
4. Deck staining

Towing:

A towing contract is being explored to provide towing services from the visitor parking areas (no costs to the association – violators pay the towing fees).

Message Boards:

The purchase of two message boards will be explored.

NEW BUSINESS

Motion: Upon motion duly made, seconded and unanimously carried, the Board approved a one-year contract with Vanguard.

The status of account number 5827 was discussed by the Board, which approved a 3 month payment plan.

HOMEOWNER FORUM

Several topics were discussed during the homeowner open forum:

- A discussion was held regarding the snow plowing and salting over the past winter. Criticisms relating to the presence of ice were voiced.
- An inquiry was made regarding the repair of downspouts. The landscape committee will note needed repairs at the spring landscape walk and will schedule accordingly.
- Discolored paint around door trims was mentioned. Bruce will review the painting contract.
- Paint colors for front doors were requested. After procurement, said colors will be posted to the community website.
- A concern regarding insect control was raised (i.e. wasp/hornet control). Quotes to provide treatments will be obtained and reviewed.
- Volunteers for the landscape and social committees were obtained. A desire for a block party was expressed.
- A map of visitor parking areas throughout the community was requested.

ADJOURNMENT

Motion: Upon motion duly made, seconded and unanimously carried, the Board adjourned the meeting at 7:20 PM.