

Meeting Minutes

Call to order

A meeting of [Westgate Townhome Association](#) was held at [Warren Library, Gurnee, IL](#) on Sept. 12, 2018, 7pm.

Attendees

Management Rep-AL

Mike

Nancy

Pat

Delores

Steve

Members not in attendance-none

Approval of minutes

Approval at the next meeting

Reports

Financial Report, Motion Nancy, 2nd, Financial Approved

Unfinished business

30-40% of homeowner decks in disrepair.

Discussion-Board needs to determine exactly which ones are bad. Many have moss, rotten wood, and holes. They are the home owner's responsibility. Board members concerned about property values and injuries leading to lawsuits. It is not the Board's responsibility but we do not want anyone to be injured.

Board to revisit this issue spring 2019. A walk through to determine exactly which units need to be repaired is recommended.

Pest Control coming out to spray a homeowner's unit for wasps because of holes in chimney.

1876 Buckridge Gutter will be replaced.

Ponds are in good shape and will be readied for fall.

5895 Asphalt repair. Damaged caused by LSD to be repaired at their expense.

All townhome painting should be completed by Oct. 1. Looking very good.

Salem drainage issue. After many months of investigation by Board, contractors, and Village of Gurnee civil engineers we now have a plan.

Motion to try removing part of the berm behind Salem Court to solve the Salem drainage issue.

Delaware Drainage issue cost was \$1937.28

Delores and Al looked at the water drains and area behind Delaware Units that back up to Oxford Court. Village of Gurnee engineers stated that we are not responsible to do any more work because the water clears up with in 24 hours. Nothing else can be done at this time to fix it any further.

1903 Windsor-Complaints about contractor trash. It was cleaned up.

Many units leaving trash cans out all week. Only allowed to be out on garbage days. Warning notices will be sent home to homeowners.

Budget 2019-Assestments will not go up.

Reserve Study-Steve K thinks we should do a new one. Entire board agreed it is a good idea.

New business

Motion to sign 2019 Snow and Landscape contracts from Landscape Concepts. Motion Mike, approved.

They will plow this winter starting at 2" of snow. They have been instructed to salt at 1" of snow.

Board has asked Management company to get bids on the upcoming asphalt project. Bids for the whole project and just one or two courts. Board will follow up once we have the bids.

Dispute Resolution Policy

State of Illinois requires all Associations to have a current one on file.

Motion to accept Westgate Dispute Resolution written by Fullet & Associates. Motion Nancy, motion approved.

Budget 2019

Board wants to look over and vote on at the November meeting; send home budget to homeowners and vote on it at the Dec. meeting.

Conflict resolution 5921

Motion for 5921 Delaware to pay attorney's fees, associations costs for lawn care and & attorney to notify the party. Mike motion, motion approved.

Homeowner comments

Salem court 1833. Homeowners think resolution to drainage issue taking too long. Board agrees, but it was important to keep investigating to get the right fix rather than throwing HOA money at the problem with no solid plan.

Homeowner stated that concrete chunks have been tossed into the large pond. Management Company looking at a haul away company to take the rest of the old construction material out of the common area by the large pond.

Homeowner commented that at the Salem drainage issue there is an electric box that could be dangerous when water rises. Kids play by them. Management company will call ComEd to discuss.

Meeting adjourned by Mike, motion approved. 8:15pm.

Announcements

Next Meeting November at Warren Public library.

Nancy Kehoe

Secretary

12-18-2018

Date of approval