

Westgate Townhouse Association

Managed by Heil, Heil, Smart & Golee, Skokie, IL 60077

[847 866-7400](tel:8478667400)

Minutes of the Monthly Meeting 11/08/2017

Call meeting to order: 6:59pm at Gurnee Village Hall

Present: Board Members: M. Koziak, P. Termini, D. Jones, C. Mercer, N. Kehoe. From Heil & Heil: Al Schroeder

Approval of last meeting minutes differed at this time.

Financial:

- Operating account \$ \$21,887
- Reserve account \$ 252,459
- Total in CD's \$ 204,868
- Total cash current assets \$ 479,212

Motion to approve the treasurer's report was accepted

Motion: Nancy

2nd : Delores

Management report

Satellite, and parking complaints reported. Repair to deck at a cost of \$259 repaired. Dogs not being picked up after inspected, cables exposed and washed out will be repaired by LDM, and drainage repairs inspected.

Weekly inspection completed

Project and Planning:

Painting continues. Will end for this year in the next few days.

Salem drainage issue: Village is developing a plan at no cost. Village will get back to us in a few weeks, and work to be done before winters end if possible.

Proposal for tree removal at a cost of \$2473. Motion to approve tree removal excepted. Motion: Pat 2nd: Cynthia

New plantings for next spring.

Motion to approve planting project for a cost of \$8298.27 approved

Motion: Delores

2nd: Pat

Finance:

Budget adoption for 2018 was sent to all homeowners. It addresses good reserves, no major projects, \$13,000 a year budget increase, and no assessment increases.

Motion to approve the budget with a total cash current asset of \$479,214. Motion was approved.

M: Pat

2nd: Cynthia

Legal:

Evection at 5726 Delaware on Thursday at 10 AM. Locksmith and police escorted. LCM to come fix property.

Leasing issue, expiration of lease discussed.

Owner's forum:

Northshore decorating noticed repair needed fix, and just did so!

All dogs must be leashed, and please pick up after your pets.

1847 Somerset reported brush needed back in June. Bush and tree will be fixed as approved and listed in description of work to be performed.

1802 Newport Crt. voiced concerns of not painted, and rotting piece of wood fixed but not replaced.

Gentle reminder of all homeowners to please Email all complaints using appropriate forms instead of calling reports.

1854 Salem Court submitted Architect change to fix garage door. Architect committee to address. Satellite dish wording in contract can be clarified. Homeowner volunteered to address this issue and will send to Allison for a proposal to the board.

1857 Salem Court work on deck fixed without getting quotes on Bill. Support for deck addressed; was safety concern and fixed at a cost of \$259. Deck is homeowners responsibility, concern of late fee discussed.

Request of meetings being held at police station for safety and security of home owners addressed. Will try to continue to use Police station for meetings.

Meeting to move into closed session. **Adjourned: 7:52pm**