

SUMMER WIND CONDOMINIUM ASSOCIATION
Minutes of Board Meeting
November 27, 2006
Jewel Middle School 1501 Waterford N. Aurora 7:00 P.M.

Members present:

Kim McLevain, President
Bob Bowling, 2nd Vice-President
Liz Musachia, Treasurer
Don Nylin, Secretary
Loree King, Management Co.

Members absent:

Donna Burquin, 1st Vice-President

1. Call to order - President - Kim McLevain

The meeting was called to order by President McLevain at 7:07. The Board Members and Loree King introduced selves.

Consideration of the budget will be moved up on the agenda due to illness of member who may need to leave before the meeting is over.

2. Recognition of homeowners and guests.

5 residents were in attendance

3. Approval of minutes – October 5 *(page 1-5 in board back-up materials)*

Bob Bowling moved the approval of the minutes as printed. Liz Musachia seconded. Minutes were approved.

Those in attendance were reminded that the minutes of board meetings will be on line on the web site (<http://www.baumprop.com/SummerWind/SummerWind.htm>) once they are approved.

1. Response to Board follows ups – October meeting *(page 8-10)*

Loree King responded to all questions. Her responses will be reviewed at the next board planning session.

4. Manager's Report - Loree King, Baum Property Services, Ltd. *(page 6-7)*

A proposal from Crest (Jared), for \$500 to inspect all doors for rotting frames was

reviewed.

Bob Bowling moved to accept the proposal and proceed with the inspection. Liz Musachia seconded the motion. Motion approved.

The 401 E. Victoria mailbox to replace the one damaged has been received. Eissner will install it very soon, by the end of the month. We have confirmed with the post office that they will change the locks on the Friday after installation.

The balconies at 807 and 811 Hidden Creek has been repaired. Though costing more to repair than others, billing to the owner will be at same rate as others, per recommendations of the Board's attorney.

A mortgage holders second notice has been sent to those who have not responded, per the listing enclosed with the board packet.

By laws changes will be considered in executive session.

The persistent leak to a 215 East Victoria unit has been repaired by Midwest. The previous contractor has been fired.

Sewer back up at 615 E. Victoria showed concrete in the sewer line. It was necessary to dig up part of the patio to repair. Repairs are complete. An explanation and costs have been passed on to the Board attorney to add to the lawsuit against Bigelow.

The board may wish to consider a change to the by laws about registering animals and charging a fee, the proceeds being used to clean up after animals and repair damage attributed to pets. To be discussed at the next Board Planning Session.

5. Committee Reports

A. Communications & Civic Activities Committee

1. Newsletter items – next newsletter date
Positive responses have been received about the latest newsletter
2. Special events 2006-2007 - no report
3. Attendance at Village meetings - no report

B. Building Utilities & Maintenance (B.U.M.) Committee - no report

C. Rules & Regulations Committee

Work is being done on revising the Rules and Regs and Governing Documents, making them clearer, with definitions; making them consistent with State of Illinois Condominium

Act. The revision will be presented to and voted upon by residents.

D. Finance Committee

Liz Musachia, Treasurer, reported

Assets of \$288, 801.25: checking, \$142,882.59; reserve, \$133,989.87; money market, \$11, 928.79

Liabilities and Equity of \$288,801.25: current, \$0.00; reserves, \$177,184.19; equity, \$111,617.06

E. 2007 Budget

President McLevain asked if any residents present had questions. None, except to ask about amount of increase. The current budget has an increase of 5% compared with 15% a year for the past 3 years. Liz Musachia moved the adoption of the budget as presented Don Nylin seconded. The 2007 budget was approved.

President McLevain expressed thanks to the two residents, in attendance, who helped develop the proposed budget.

F. President's Report - no report

6. Old Business.

A. Concrete entry update (page 34-35)

Waterproofing in some of the work was found improper by Jared of Crest. The improper waterproofing is being corrected by the concrete contractor.

B. Bigelow – lawsuit

A resident expressed concern about the impact of the lawsuit on refinancing of a mortgage. Another resident suggested that the board attorney be contacted to get a letter which describes the fact that the lawsuit is an attempt to have the builder repay the Association for repairs made. Loree King will contact the lawyer.

C. Roof Truss & Investigation – next step?

This is currently on hold. Only a sampling of homes have been examined. It appears the issue has to do with reinforcement.

D. Insurance Certificate/MTG collection (page 49-56)

Many residents have not responded. Efforts to collect the information continues.

E. Balcony (page 13-16)

1. 811 HC - repairs completed
2. 807 EV - repairs completed

F. Sign approvals – finalize (Page 19-22)

Don Nylin will try to get bids from 2-3 suppliers. Bids will be sent to Loree King.

G. 402-412 EV – update

All work to repair the damages caused by the fire started by a charcoal grill have been completed. Village inspectors have approved the repairs. Final billing will determine the amount of the claim to be filed with the Associations insurance company.

H. Siding - size?

Availability of siding in the size and style originally installed remains uncertain. Bob Bowling will investigate further.

I. Audit

Bob Bowling moved the acceptance of the audit as presented. Liz Musachia seconded. Motion carried.

J. Garbage pick up – proposal (page 18)

The proposal to hire a company to pick up unrecovered garbage cans and bins following the deadline for recovery after garbage pick up is tabled until the proposed changes in the rules and regulations have been approved.

K. 216 EV – siding repair (page 57-58)

Complete by Midwest.

7. New Business.

A. Violations (page 64-71)

The Board accepted the report by consensus.

B. Modification approvals

1. 308 HC – door frame (page 47)

Home owner has been advised to hold off on repairs pending the review of all door frames needing repair.

2. 621 HC – storm door (page 48)

Bob Bowling moved to approve the request to install a storm door. Liz Musachia seconded. Motion carried.

C. 615 EV repair (page 62-63)

Repairs to the sewer, found to contain concrete left there during construction, have been completed. Replacement of the portion of the patio dug up will be done in the spring in conjunction with the continuing porch and step replacement.

D. Lease

1. 709 HC (page 37)

The homeowner has been advised that the lease continuation must be for 12 months, not month by month

2. 704 HC (page 38-44)

The homeowner has been advised that the lease continuation must be for 12 months, not month by month.

3. 708 EV (page 45-46)

Don Nylin moved the approval of the lease as presented. Liz Musachia seconded. Motion carried.

E. Rotting door frames (page 23-33)

The board earlier in the meeting approved the Crest recommendation that all door frames in Summer Wind be inspected for rot.

F. Air issues (page 59-61)

The board reviewed the Board attorney's response.

G. Miscellaneous (page 72-73)

Bob Bowling will check the condition of the garage door at 604 Hidden Creek relative to the condition of the garage door and violations

8. Other business for the good of the order - Open Forum

A resident asked about the situation with roof trusses. The response given was that it is not a life safety issue. The extent of corrections needed aren't known because each unit has not been inspected. The repair/replacement is part of the lawsuit against Bigelow.

A resident asked what to do concerning repeated noise from loud music being played. Police have been called, but only listen outside the units. The resident was advised to email Loree King with the nature of the complaint, time and date. The offender will be fined, and fines will increase with each repeated occurrence reported.

9. Next meeting

The Board set January 25 as the meeting to consider the proposed changes to the Rules and Regulations, By Laws, etc.

The Board Planning Session will be 7:00 p.m., December 19, Liz Musachia's.

10. Recess

The Board meeting recessed at 8:22 and will reconvene in Executive Session.

Respectfully submitted,

Donald W. Nylin, Secretary