

**The Vineyards Homeowners Association
Minutes from the Board of Directors Meeting
April 5, 2007**

Meeting was called to order by Kurt TenHaken.

Minutes from the last meeting were approved. Motion to approve by Alice Deller, seconded by Barb Kehe.

Financial Report by Alice Deller. We have activity through January; at that point Baum Management took over the financial reporting for the association. At the end of January our bank balance was \$16,850.54. Two checks were written to Baum during the transition; one for \$10,000.00, which was put into a reserve account, and one for \$6,850.56, which was put into an operating account.

All residents were notified of the billing changes and the new annual assessment date. All homeowners have been billed.

Approval of the financial report. Motion by Alice Deller, seconded by Shannon Rudolph.

Management Report - Kurt wanted to address some questions that some homeowners may have with the regard to the management company.

#1 - Why the increase in my assessment?

Answer: To pay for the management company as well as the inflation of expenses since the inception of the homeowners association. As of the start of this homeowners association the fees have stayed constant and not increased. We also need to start considering that in the future the association will be faced with capital expenditures, such as we may also want to start conditioning people regarding a fund to handle capital expenditures (large expenses). Increases, a schedule will have to be developed to handle these issues

#2 - Why change the date when assessments are collected?

Answer: To create some consistency and efficiency for the management company. Letters were sent out to all homeowners explaining the change and how the proration of assessments would work.

#3 - Who will be responsible for the enforcement of the Declaration?

Answer: The management company as an agent of the Board of Directors will enforce the bylaws. The Board of Directors will provide the management company with a list of variances that have been approved by past boards. The board will also work with the management company and develop a plan to address the known non-conformances.

#4 - If I have a complaint where do I go?

Answer: If you have a complaint you need to contact Baum Management. Our contact person is Rhonda Sitterly and she can be reached at 630-897-0500 x31.

Landscape Bids: The new board members were given specifics on bids that Baum has received on our behalf.

Four bids for the landscape were received.

Balanced Environmental	\$4,840
Breen	\$5,584
Acres	\$6,880
Daring	\$9,681

Board has approved going with Balanced Environmental.

Rhonda will follow up with landscape company to see if there is any further cost for additional weed treatment if needed throughout the year.

Pond Maintenance:

Aquatic	\$3,250
McCloud	\$3,702
Acres	\$9,600

All bids include treatment for cattails. We want to make sure that the small pond is cattail free and large pond has only a screen of cattails on the one side.

Board has approved Aquatic for pond treatment.

Insurance:

Zurich - Renewal price is	\$1,495
Nationwide -	\$1,376

Both contain same coverage, fidelity bond and D&O. (Nationwide also includes business auto use coverage).

Board has approved going with Nationwide for insurance.

It was discussed that there is worker's compensation insurance there for \$756 a year. This is something the Vineyards has not had in the past, but is available if we should choose. However, at this time Baum is getting Certificates of Insurance from any vendors that perform work for the Vineyards. At this time the Board has chosen to pass on this coverage.

Assessment Report - Currently, there are 16 homes that have not paid the April 30th assessment. Baum will be sending a letter out on April 9th reminding the homeowners that the assessment is due on April 30th.

Old Business:

Pond Aerator - This was taken care of last summer and bubblers were installed in the small pond.

Management Company - This was finalized in February 2007

New Business: Items that need to further attention.

Regarding Declarations and By-Laws - we had a committee that had been formed in the past to address these variances. Proposed changes could not be passed at required 75% approval rate.

Baum Management will contact attorney's office to discuss quorum for meetings. The Declarations state 51% and the By-Laws state 20%. However, in the event of conflict the Declaration is the governing document.

We need to document and follow-up on variances that were given by previous boards and follow-up on any violations. The board asks that if you have a non-compliant issue that was previously addressed and agreed to by a previous board of directors, please contact us so we can document that for both you and the Association.

New board members and their positions are: Greg Wloszczynski, President; Alice Deller, Treasurer; and Shannon Rudolph, Secretary.

Next meeting date - To be determined board members.