

**Chestnut on the Green ASSOCIATION
BOARD OF DIRECTORS MEETING
December 18th, 2018**

Minutes of the Board of Directors Meeting of the Chestnut on the Green Condominium Association, Indian Head Park, Illinois, held at the Village Hall in Indian Head Park, Illinois at 7 p.m. on the 18th of December, 2018

I. CALL TO ORDER

Board President Jeff Buti called the meeting to order at 7:03 pm.

II. ROLL CALL OF OFFICERS

Present: Jeff Buti, Max Moskal, Dennis Serafini, and Keith Plikuhn

Also Present: Tom Purrazzo of Hillcrest Property Management

Absent: Matthew Varchetto

Important note: Matthew V. sold his unit at the end of August 2018.

III. APPROVAL OF THE MINUTES OF THE REGULAR MEETING September 18th, 2018.

Dennis Serafini motioned to approve the previous regular meeting minutes, Max Moskal seconded.

IV. Current Financial Condition.

Dennis Serafini reported on the financial condition. As of August, 2018:

a. Barrington Bank Operating:	\$ 27,918.80
b. Barrington Money Market	\$ 123,077.22
c. TOTAL ASSETS:	<u>\$150,996.02</u>

Motion by Jeff Buti, seconded by Keith Plikuhn to approve the financial report through September 2018. Motion Carried

V. Management Report

Tom had nothing to report at this time other than when spring comes around to have a walk through of the property.

VI. Old Business

Dog walking memo to homeowners that was supposed to be sent in September will be sent at the tail end of winter/ beginning of spring to remind homeowners to have their dogs leashed when walking them.

Wood Trim replacement bids are being table with the condition that if no one beats Inside Out's proposal to go with them. They are the only vendor to 100% bid what we asked for. Tom mentioned the other two vendors (after asking for revisions 3 times to both) still didn't make a correct proposal. AAA will get one more chance. Mi Construction was very overpriced even after the revisions. Tom asked 2 more companies to bid just in case. ABC Construction & Hammerbrush. He is hoping everyone will turn in their bids before end of January.

VI. New business

11034, 11039, 11041 all want their trees trimmed. We are going to table this until spring.

The 2019 budget was approved. Unanimous decision.

Max Moskal asked that we add a welcome letter to their closing documents that new homeowners get once they purchase a unit at Chestnut on the Green. This will be like a cheat sheet for them to have after they close on the unit. The board and management feel that to often owners come into the association with no clue of the rules and regs. We are hoping this will lay out the ground rules.

Max Moskal made a motion to adjourn the meeting at 7:41pm, Jeff Buti seconded. Motion Carried..

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1. Call meeting to order

Board President Jeff Buti called the meeting to order at 7:42 pm.

2. Approval of last Annual meeting minutes

Approved by Jeff Buti & seconded by Max Moskal

3. Counting of proxies and ballots

There were not enough proxies to hold quorum therefore everyone stays in their positions. Matt Varchetto stepped down in September. A homeowner by the name of Ed Usonius has stepped forward to fill his remaining term.

4. Announcing newly elected Board members

Everyone has decided to stay in their current positions except for Dennis and Max. They are switching positions. Max Moskal is now the treasurer and Dennis Serafini is now the Secretary. Ed Usonius and Keith Plikuhn are both directors at large.

5. Adjournment

Max Moskal made a motion to adjourn the meeting at 7:46pm Jeff Buti seconded. Motion Carried.