

**Chestnut on the Green ASSOCIATION  
BOARD OF DIRECTORS MEETING  
June 25<sup>th</sup>, 2019**

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 25<sup>th</sup> of June, 2019.

**I. CALL TO ORDER**

Board President Jeff Buti called the meeting to order at 7:02 pm.

**II. ROLL CALL OF OFFICERS**

Present: Jeff Buti, Max Moskal, Dennis Serafini, and Eddie Usonis

Also Present: Tom Purrazzo of Hillcrest Property Management

Absent: Keith Plikuhn

**III. APPROVAL OF THE MINUTES OF THE REGULAR MEETING April 23<sup>rd</sup>, 2019.**

Dennis Serafini motioned to approve the previous regular meeting minutes, Jeff Buti seconded. Motion Carried.

**IV. Current Financial Condition.**

Max Moskal reported on the financial condition. As of May, 2019:

a. Barrington Bank Operating:	\$ 51,330.47
b. Barrington Money Market	\$ 138,550.44
c. TOTAL ASSETS:	<b><u>\$190,172.13</u></b>

Motion by Dennis Serafini, seconded by Eddie Usonis to approve the financial report through September 2018. Motion Carried

**V. Management Report**

Tom reviewed the open work order report. The main items still left open are the tree trimming that needs to take place at 11042. The trim that was pulled away in the back of 11042 has been completed too.

**VI. Old Business**

11034 and others requested to have trees trimmed. All have been handled.  
Spring walk through commenced. Jeff to report on it in new business.  
11050 cement sill was replaced at the beginning of June.

**VI. New business**

Jeff Buti reported that the walk through has been completed and instead of last year where they sent Tom a giant to do list, he will send work order items to Tom little by little so the board and management can track them easier.

It was reported that the mildew on all the north sides of the buildings are returning. The board stated before they send Tom a work order for it to be power washed again to see if they can use a solvent that Max found at Menards. Jeff will test this out on his building first to see if it is effective. But as of right now it seems we have to power wash the buildings every year.

The board and Tom were discussing 11042 crumbling driveway among other they noted on the walk through. The board asked Tom to reach out to All American Paving to get a bid to repair the crumbling driveways. Additionally they would like a cost for sealcoating all drives and visitor parking lots.

The board asked Tom to ask Matthies Landscaping to give us a quote on replacing a dead tree at 11026. It was also noted to ask if we could, in that quote, get a price on a smaller tree replacement or a larger tree replacement. Tom will reach out to Matthies.

Finally, Jeff noted to have Tom verify with Jeff on Matthies bills before he pays their bills as Jeff noticed they were charging for work that was not completed on site (for a homeowner). They fixed the invoice but nonetheless they want to make sure this doesn't occur again.

Dennis Serafini made a motion to adjourn the meeting at 7:21pm, Jeff Buti seconded. Motion Carried..