

**Chestnut on the Green ASSOCIATION
BOARD OF DIRECTORS MEETING
September 24th, 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 24th of September, 2019.

I. CALL TO ORDER

Board President Jeff Buti called the meeting to order at 7:00 pm.

II. ROLL CALL OF OFFICERS

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

Also Present: Michelle Morse of Hillcrest Property Management covering for Tom Purrazzo

Absent:

III. APPROVAL OF THE MINUTES OF THE REGULAR MEETING June 25th, 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 August, 2019:

a. Barrington Bank Operating:	\$ 53,044.41
b. Barrington Money Market	\$ 154,378.78
c. TOTAL ASSETS:	<u>\$207,423.19</u>

Motion by Keith Plikuhn, seconded by Eddie Usonis to approve the financial report through August 2019. Motion Carried

V. Management Report

Michelle reviewed the open work order report as well as Tom's management report. The main items still left open are the tree trimming, the board is still unclear as to why they haven't been done. Tom will handle. It was also mentioned with the decay of a few driveways Eddie Usonis was going to do a walk of the property and report back on his thoughts as to which unit's needs driveway repairs.

VI. Old Business

N/A

VI. New business

The A&A form was mentioned to be revised by the board. Max stated he will revise the form as it is redundant and needs some clarity. The board unanimously decided to revise this form.

The board agreed in regards to the siding trim project around the complex it should be revisited with additional bids as they believe it will take up to 5 years to complete the job without having to tarnish the funds of the association. The board has agreed to allow management to hunt for more bids to make sure Inside Out is reasonably priced. Tom will start the hunt.

It was reported that the mildew on all the north sides of the buildings are returning. The board approved for work to be done on this. Tom will acquire a vendor to do this work.

The board advised there will be no winter pruning this year.

Sealcoating was approved by the board in the previous meeting but it was unanimously decided to hold off on sealcoating until the spring of 2020. Michelle will contact American Sealcoating to ensure we have our price locked in.

The board stated they will hold their annual / budget meeting in December we are projecting the date will be Monday December 9th, but this may change.

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

