

## **MINUTES OF THE February 5, 2020 SHADOW BEND BOARD MEETING**

Meeting was called to order at 7:50 p.m. Messrs. Pawlow & Perelgut as well as Ms. Radovic were in attendance; Ms. Kennedy attended via conference call; Mr. Padmanaban previously notified the Board that he would be absent. Our representatives from Villa Management, Keith Heuberger and Kathy Materniak, were also in attendance. The Financial Reports from November 2019 & December 2019 were previously sent to all Board members for review. When the January 2020 report is available it will also be emailed to all Board members for review. Minutes from the December 2019 Board meeting were adopted.

### **Complaint Hearings:**

-145 SBD – failure to submit architectural modification for installation of deck and failure to install animal guard/finned \$500.00 – plat of survey and architectural modification must be provided prior to the March 4th Board meeting and animal guard must be correctly installed by May 15th.

-306 SBD – failure to remove holiday lights/dropped due to compliance

### **Architectural Modification**

322 Forestway – installation of new windows/approved & ratified

### **Management Report**

#### **Old Business**

-Basement water seepage at 304 Oakwood and 323 Forestway; bids are being obtained for necessary work to be done by Capps Plumbing. The Board approved Capps moving forward in flagging the area behind 304 Oakwood, having Julie mark utilities there to run a pvc discharge pipe from the rear of 304 to the storm sewer catch basin (Kingswood cul de sac island with outdoor pump) and speak to the Village about their proposed solution to 323 Forestway, which was to core their ejector pump (they do not have a sump pump) and install a laundry discharge to drain their filled pit into the ground away from the building so the water will not find its way back to the draintile.

#### **New Business**

-The Board voted to keep the open homeowner forum at 7 p.m. on Board meeting days.

-The Board discussed via conference call with the attorney the duty to perform repairs in a timely manner and satellite dish rule changes to comply with the FCC guidelines. Wording will be worked on by Mr. Pawlow and then reviewed by management as well as legal.

-The Board discussed revising the window replacement rule. Wording will be worked on by Mr. Pawlow and then reviewed by management as well as legal.

-Board tabled discussion on driveway replacement at 204 SBD until the March meeting.

-Additional berm removals were tabled until management can obtain alternative bids.

-Stump removal behind 240-250 Woodmere was tabled pending management obtaining alternative bids.

-The Board approved an expenditure of \$1090.00 for Quality Built to affix address numerals on rear electric meters for easier identification by CommEd as well as management during walk-thru inspections.

-Quality Built submitted a bid for labor @\$4900.00 to install vinyl plank flooring thru-out the clubhouse as well as in the bathroom. In addition, a new toilet as well as vanity sink will be installed. Approval was tabled until Mr. Perelgut can obtain the material cost in order to review and vote on a total expenditure. \$15,000.00 was budgeted in 2020 for the renovation project to include new folding tables & chairs.

-Management was directed to send out email blasts to homeowners at least twice a year reminding them to clean debris out of window wells that could impede proper drainage after it rains.

-Coach light fixtures & globes are in and Quality Built will begin the replacement process. No cost per fixture installation was obtained or given.

The Board was in Executive Session from 8:38 p.m.-8:41 p.m. The Board then voted on complaint hearings and adjourned at 8:45 p.m. Next Board meeting will be March 4<sup>th</sup> at 7:30 p.m. at the clubhouse with open discussion beginning at 7:00 p.m.

Submitted by,

Denise Kennedy, Secy.

**SHADOW BEND BOARD EXECUTIVE SESSION FEBRUARY 5, 2020**

The Board went into Executive Session at 8:38 p.m. to discuss complaint hearings and ended the session at 8:40 p.m.

Submitted by,

Denise Kennedy, Secy.