

MINUTES OF THE FEBRUARY 6, 2019 SHADOW BEND BOARD MEETING

Meeting was called to order at 7:20 p.m. with a quorum achieved. Our representative from Braeside Community Management, Shari C. Vass CPM, was also in attendance. Ms. Panousis reviewed the December Financial Report as well as the 2018 year end Financial Report with the Board. Board minutes and Executive Session minutes from the December meeting were approved.

Complaint Hearings

256 Woodmere – failure to remove illegal stepping blocks from front stoop & sidewalk – sent to attorney

Driveway hearings had to be postponed as management did not send the violation hearing letters out for hearings at this meeting.

Architectural Modification requests

205 Stafford – installation of new windows & patio door - approved

Management Report

-Shadow Bend Homeowners Association and Braeside Management joined ACHTA

-2019 Assessment coupon books were sent out

-30 Annual Parking Permits were processed

-Eblast went out for over water usage after notification from Village of Wheeling

-Water pipe repair expense for 299 Kingswood -reimbursement to homeowner was not authorized before determination if the expense falls under the responsibility of the Association or the Village of Wheeling

-Damage done by AT & T at \$199.95 due to digging during drain tile repair – Board authorized payment to AT & T but management is supposed to address issue with company who did digging and marking of utilities for possible reimbursement to the Association of the expense.

Old Business

-The bid for surveying the adjacent property line between Shadow Bend and the businesses abutting the Shadow Bend fence to determine responsibility of tree maintenance was awarded by the Board to Spies & Associates at a cost of \$950.00

New Business

-The Board awarded the 2019 pool contract to Chicagoland Pool Management after reviewing alternative bids that were substantially more expensive. Contract for 2019 is \$22,339.00

-The Board awarded the bid for wasp spraying to Anderson Pest Control. Contract for 2019 is \$2380.00

-The Board voted to send any past due fines amounting to \$1000.00 or more to the attorney for collection.

COMMITTEE REPORTS

-Landscape (Ms. Kennedy & Mr. Padmanban) no report to be given

-Rules (Mr. Padmanaban, Ms. Panousis, & Mr. Pawlow) – Mr. Pawlow reviewed the rule changes with the Board and it was determined that the Board would need to review the rules further and send any comments and/or changes to the committee for further review before the final vote & review at the March meeting. Rule changes will be reviewed by our attorney before a final document is given to the homeowners.

Meeting was adjourned at 9:12 p.m.

Submitted by,


Denise Kennedy, Secy.