

**MINUTES OF THE March 4, 2020 SHADOW BEND BOARD MEETING**

Meeting was called to order at 7:38p.m. with all Board members present except Radica Radovic who arrived late and Denise Kennedy who attended via conference call . Our representatives from Villa Management, Keith Heuberger and Kathy Materniak were also in attendance. Mr. Heuberger reviewed the Financial Report with the Board. Ms. Kennedy asked about the status of large arrearages as far as legal action, Mr. Heuberger stated he would follow up with her on that within a few days. Minutes from the February 2020 Board meeting were adopted.

**Complaint Hearings: NONE**

**Architectural Modification requests**

307 SBD – replace garage floor/It was determined an architectural modification is not required but management is to confirm that the contractor is properly insured and all required Village of Wheeling permits are obtained.

301 Oakwood – replacement of two windows/approved pending proof of Board approval for previous window installation

**Management Report**

-Ms. Kennedy had questions on some items from the "SB comm log" in the Board meeting packet that Mr. Heuberger will address within the next few days.

-Mr. Heuberger obtained a bid of \$1375.00 for stump grinding to ground level for trees previously removed behind 244-250 Woodmere from Beinlich/Sunrise tree service. The Board unanimously accepted the bid.

**Old Business**

-The Board received a proposal of \$9500.00 from Capps Plumbing for work at 323 Forestway. Three Board members voted to accept the proposal, two Board members abstained due to unanswered questions , an unobtained 10 year warranty that the work done would resolve the basement water issues, and a lack of competitive bids. The proposal passed.

-The Board received a proposal of \$13,585.00 from Capps Plumbing for work at 304(300-310) Oakwood. Three Board members voted to accept the proposal; two Board members abstained due to lack of competitive bids and failure to follow the recommendations of the engineer that was hired to assess the drainage situation. The proposal passed. The total expenditure for 304 Oakwood now stands at \$21,962.00.

**New Business**

-The Board unanimously accepted the bid of \$24,375.00 from McGil Services for berm removal between 299-301 Kingswood, beside 318 & 320 Forestway, and beside 250 & 252 Woodmere.

-The Board unanimously accepted the bid of \$4250.00 from McGil Services to create a swale from the area between 285-290 Kingswood and then running behind 285-291 Kingswood to aid with the drainage of the area.

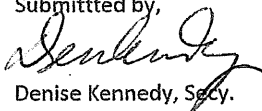
**Executive Session** – 8:24 p.m. -8:30 p.m.

-The majority of the Board voted to give the homeowner at 204 Shadow Bend Drive until June 1, 2020 to replace his driveway

-145 Shadow Bend Drive is still missing an architectural modification for a deck that was installed without approval. A plat a survey has been submitted as requested. The homeowner has until May 1, 2020 to correct illegal deck construction issues.

Meeting was adjourned at 9:02 p.m. Next Board meeting will be April 1.

Submitted by,

  
Denise Kennedy, Secy.