

MINUTES OF THE August 7, 2019 SHADOW BEND BOARD MEETING

Meeting was called to order 7:00 p.m. with a quorum achieved. All Board members were present except Denise Kennedy who attended via conference call. Our representative from Braeside Community Management, Shari C. Vass CPM, was also in attendance. The Financial Report was sent to all Board members by the management company prior to the meeting for review. Board meeting minutes & Executive Session minutes from the June meeting were approved.

Violation Hearings –

310 Oakwood – trash cans left out twice after designated trash day - \$100.00 fine imposed
279 SBD - renter rule violation \$500 fine as per letter from our attorney
215 SBD – driving on grass – owner will be back charged for restoration of same
215 Stafford – failure to obtain architectural modification for new windows/patio doors - \$150.00 fine
256 Woodmere – illegal step installation (dropped due to compliance)

Architectural Modification requests –

306 Partridge – homeowner planted shrubs in Common Area /approved with stipulations if bushes die off
215 Stafford – window & patio door replacement/approved
324 Forestway – window replacement /hearing scheduled for September 4, 2019 meeting

Management Report

-The sample light fixture put up at 290 Kingswood has been taken down & replaced with the original fixture.
-New roofs have been installed by Site Maintenance at 333-339 Summerhill
-Due to basement flooding from a recent rain an expenditure of \$20,000.00 was approved for work being done by Capps Plumbing.
-Detailed list of work orders & a violation list were sent to Board members prior to the meeting
-The Village of Wheeling has no plans to re-sealcoat Shadow Bend in spite of the seal coating wearing off in areas.

Old Business

-A new survey of Shadow Bend property lines may be unnecessary as our Braeside manager found an old survey. Board directed her to find a person that can determine if the survey will solve the property line problem or if a new survey is still needed.
-Coachlight exterior replacement fixtures have been ordered. The Board voted 3 to 2 in favor of paying for any fixtures that are inoperable at present once the new fixtures are received. In 2021 all replacement fixture cost will be borne by the homeowner.

New Business

-Ms. Kennedy discussed Best Lawn landscape proposals and the Board approved proposal #219340@\$775/proposal#219303@\$1500/proposal#219227@\$535/proposal#219283@\$305. Proposal#219242 has been executed & completed and proposal#219065 was tabled. Proposal #41904 was tabled until clarified with Best Lawn. Ms. Kennedy recommended tabling the Davey Tree replacement proposal until the September meeting since she will be doing a walk-thru with John from Davey Tree in the near future to determine species and locations for new trees to be installed.
-307 SBD legal fees are to be billed back to homeowner
-310 Oakwood animal extraction fees will be borne by the Association since our management representative called for the service versus the homeowner. Future animal extraction fees will be a homeowner responsibility.
-250 & 252 Woodmere berm removal has been tabled

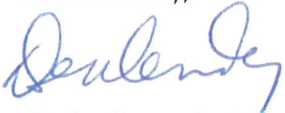
-An expenditure of \$17,990.00 to replace the South entrance sign damaged by a private vehicle was approved by the Board. Chicagoland Sign is vendor awarded the contract. The cost of the sign & damaged landscaping should be reimbursed to the Association by the driver's vehicle insurance company. A claim has been filed. The additional cost of a temporary banner will be paid by the Association.

-Ms. Kennedy directed our management company to send out violation hearing letters for the September meeting for all those owners who have not complied with the rental rule and as noted in the letter sent to them from our attorney a fine of \$500.00 will be assessed to their account. In addition, all those who did not replace their driveways will have a fine of \$1000.00 assessed to their account per the Board's decision at the March 2019 meeting and will be sent a violation hearing notice for the September meeting.

-Due to licensing issues with our attorney, Michael Shifrin, an extension contract was signed by Mr. Perelgut, Board President, with Nicholas Bartzen to continue with our legal service retainer until April 2020 at the same cost as it would have been with Mr. Shifrin.

The Board was in executive session from 8:50p.m.-9:06p.m. and from 9:11 p.m.-9:23 p.m..
Meeting adjourned at 9:28 p.m.

Submitted by,



Denise Kennedy, Secy.