

The Brook Forest Community Association

Board of Governors

Meeting Minutes

July 13, 2015

Meeting Called to Order: The meeting was called to order by Mort Westman at 7:20 P.M. at the Oak Brook Park District.

Board Present: Mort Westman, Tim Soltys, Wayne Ziemer, Joan Mullins and Ray Skowron

Absent: Raju Iyer, John Kelly, Judy Lucas and Michelle Quinlan

Residents Present: None

Also Present: Dennis Brugh Oak & Dale Properties (Management)

REVIEW OF MINUTES

Ray Skowron motioned to approve April 27, 2015 Board Meeting Minutes as submitted, seconded by Tim Soltys

Voice vote. All in favor.

So ordered

TREASURERS REPORT

Monthly Financial Statement – Dennis Brugh presented the financial statements through June, 2015 which reflecting a fund balance of \$364,164 combined in the operating and reserve accounts (\$154,301 in the operating and \$209,863 in the reserve fund).

Wayne Ziemer moved seconded by Ray Skowron to approve financial report.

Voice Vote. All in Favor.

So ordered.

ARCHITECTURAL REVIEW COMMITTEE

38 Cambridge – Landscape, retaining walls and fire pit – The Committee had reviewed the plan before and approved all the items except the fire pit in the back yard. The owners resubmitted requesting approval for a gas fire pit. The Committee approved provided that at no time will debris(wood, paper...) be burned in this fire pit.

Length of Construction – The Committee and Board discussed the present Assoc. documents and how it protect the Association from someone taking and an ordinate amount of time in building a house or addition (24 months – 25 Ivy Lane). Joan was asked to review the governing documents to see what reasonable restriction and penalties the Board can impose to assure that the construction is completed within a reasonable period of time. This to be discussed at the next meeting

OLD BUSINESS

Tennis Court – Management presented a proposal from US TENNIS COURT for the surface repair to the courts in the amount of \$2,000.00.

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Wayne Ziemer moved seconded by Ray Skowron to approve proposal from US Tennis Courts for the repair to the 4 courts in the amount of \$2,000.

Voice Vote. All in Favor.

So ordered.

The Board also discussed the installation of wind screens to the courts at a cost of \$3000. The only concern was the cost to annually take down, store and reinstall. Management to get cost and present to the Board.

Landscape (Quinlan and Mullins) - The annual flower look wonderful and we have taken advantage of all the rain by turning back the irrigation. The Committee will begin the selection for the Fall display and the 2016 Spring bulbs

Trees in Common Area – The Board reviewed the proposal from Vidito Trees for the removal of dead trees and trimming of trees in the Common area for \$10,000.00. Upon the recommendation of management, supported by Tim and Wayne (to include trees on south side of water)...

Joan Mullins moved seconded by Ray Skowron to approve proposal from Vidito Trees for the removal and trimming of trees in the common areas in the amount of \$10,000.

Voice Vote. All in Favor.

So ordered.

Shoreline Stewardship – The communication of the stewardship of the shoreline was discussed and it was decided that a notice will go out to all of the resident that boarder the shoreline, detailing the scheduled maintenance that they can expect to see. Management to work with Pizzo and Assoc. of the notice.

Annual Picnic - The Board has already made most preparations for the Annual Picnic scheduled for August 2nd. Several follow-ups and items to be done (e.g., Village Permit) were discussed.

Security Cameras – Management and Mort have been working with several vendors in an effort to get the system working in a confident manner and easy to assess. They presented a proposal from FIDEA GROUP a company that has been installing system at entrances to subdivision in Burr Ridge over the last five years. The objective is a turnkey system that doesn't require any monitoring or adjustment by the Board/Assoc. The cost of the system was \$47,484.68 to install and \$550 monthly to monitor/wireless.

Overall the Board was acceptable of the pricing provided that the system didn't become obsolete in a couple of years. Management was asked to contact the FIDEI Group to see if they lease/rented or if they provided upgrades to the system at this cost. The Board was looking for some assurance that they wouldn't have to bear a large upgrade/replacement cost within 7-10 years.

They also were interested in a privacy contract to assure that anything that was filmed would be distributed to anyone other than to those that are approved to be copied.

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Website – The Committee is still looking to add some history of the subdivision to the website in an effort to make it more interesting. Joan will become more familiar with the site in effort to keep it current and interesting. Mort requested the Committee to provide marquee information for BF events and upload relevant documents.

Adjournment – *Motion was made by Joan Mullins to adjourn the meeting at 9:07 PM. Wayne Ziemer seconded the motion.*

Voice Vote. All in favor

So Ordered

Respectfully submitted,

Dennis M. Brugh
Oak & Dale Properties