

The Brook Forest Community Association

Board of Governors

Meeting Minutes

October 26, 2015

Meeting Called to Order: The meeting was called to order by Mort Westman at 7:05 P.M. at the Oak Brook Park District.

Board Present: Mort Westman, Tim Soltys, Raju Iyer, Joan Mullins, Ray Skowron, Judy Lucas and Michelle Quinlan

Absent:, John Kelly and Wayne Ziemer

Residents Present: None

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

REVIEW OF MINUTES

Ray Skowron motioned to approve July 13, 2015 Board Meeting Minutes as submitted, seconded by Judy Lucas

Voice vote. All in favor.

So ordered

TREASURERS REPORT

Monthly Financial Statement – Dennis Brugh presented the financial statements through October, 2015 which reflecting a fund balance of \$271,000 combined in the operating and reserve accounts (\$87,550 in the operating and \$210,039 in the reserve fund for major capital expense i.e. replacements of weirs, tennis courts...).

2016 Budget – Management reviewed the highlights of the 2015 expenses and the 2016 proposed budget.

Michelle Quinlan moved seconded by Raju Iyer to approve the 2016 Budget as submitted.

Voice Vote. All in Favor.

So ordered.

ARCHITECTURAL REVIEW COMMITTEE (Wayne and Tim)

7 Kimberley Circle – Were approved for the installation of solar panels on their roof.

25 Ivy – Executive Session

Length of Construction – The Committee, and Board discussed the present Assoc. documents and how it protects the Association from someone taking and an inordinate amount of time in building a new house or addition and the resultant negative impact on neighbors.

Ray Skowron moved seconded by Tim Soltys to approve the following revisions to the Brook Forest Architectural Review Guidelines (changes underlined).

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Voice Vote. All in Favor.

So ordered.

2.2.7 Timing(revised 10/26/15)

Projects, which remain uncompleted for long periods of time, are visually objectionable and can be a nuisance and safety hazard for neighbors and the community. All applications must include estimated completion dates. All addition / remodeling projects must be completed within 120 days from date of ARC approval or possible forfeiture of construction bond. New construction to include landscaping must be completed within 300 days of ARC approval or possible forfeiture of construction bond. Extensions may be granted with ARC approval.

OLD BUSINESS

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 fall flower look wonderful. The Committee will begin the selection for the 2016 Spring bulbs(planted in fall of 2015)

Shoreline Stewardship – The communication of the stewardship of the shoreline was discussed and it was decided that a notice will go out to all residents whose homes boarder the shoreline, detailing the scheduled maintenance that they can expect to see. Primarily a burn will take place every spring when weather permits. Then throughout the growing season the invasive plant material will be cleaned out to foster the growth of the native plant material.

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. The **FIDEA GROUP** will be contacted to see if they have any leasing options. **Video and Sound Services** is also looking into a turnkey operation with the present system with modification to assure their ability to access the system. Management to work with Mort towards a final solution.

Website – Mort will assist Raju in updating the website.

Property Maintenance – The owners at 8 Kimberley have vacated the home and left it for the bank. Management to inform the Village in the event that the home or yard becomes in need of maintenance (i.e grass cutting, leave raking...)

Tennis Courts – Management will be looking into a new shelter between the sets of courts and also readdressed the cost for windscreens and winter storage.

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OB Park District - The Board agreed to support the Winterfest program in the amount of \$250

NEW BUSINESS

Holiday Decorations - The Board approved the contract for installation of Holiday Decorations as outlined in the proposal with Wingren in the amount of \$5,022.

Mockingbird Water Main – Management reported that the replacement of the water main caused extensive damage to the irrigation and electric system at the Mockingbird entrance (approx. \$5,500 worth of repair). They are working with the Village to recoup this cost.

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

Voice Vote. All in favor

So Ordered

Respectfully submitted,

Dennis M. Brugh
Oak & Dale Properties