

**The Carriage Homes of Fox Ridge Condominium Association
Minutes- November 10, 2008 Board Meeting
Fox Lake Parks and Recreation Building, Fox Lake, Illinois**

I. Call to Order

The meeting was called to order at 7:00 PM by President Gauger.

II. Roll Call

President Gauger- Present
Vice- President Wilson- Present
Treasurer Rogers- Present
Secretary Schicker- Present
Member-At-Large Watkins- Present

III. Approval of Minutes from September 2008 Meeting

The minutes from the September meeting were approved as written, by a vote of 4-0 on a motion made to approve by Rogers and seconded by Wilson.

IV. Officer Reports

None of the officers had reports to present at this meeting.

V. Management Report

The board received the full management report in their board packets. The 2009 proposed budget was mailed to the homeowners. The board will need to formally adopt the budget as presented. Enclosed in the board packets is the revised Common Area Taxation Agreement received from KSN. The board needs to discuss the outstanding tax bills on those parcels of land. Also enclosed in the board packet is the proposal from Michael Cochrane to conduct an audit on the 2008 financial records. The board will need to review it and advise the property manager on how to proceed.

VI. Presentation from AT&T

Jessica Price from AT&T came and made a presentation regarding their bulk rate programs for associations. The bulk rate price would allow homeowners to sign-up for AT&T U-verse and receive a 30% discount in fees. Twenty-five percent of the homeowners would need to sign-up in order for the community to receive a bulk rate. President Gauger asked that Ms. Price provide references from another community similar to the Carriage Homes of Fox Ridge.

VI. Public Comments

- A. *Jim Novak, 581 Windsor*- Mr. Novak raised concerns regarding the parking of boats and jet skis as well as some concerns about people not watching their dogs or children when they are outside. He also sited some concerns about parking violations, especially in units with multiple dwellers and, therefore, possessing multiple vehicles.
- B. *Kristen Hannigan, 571 Windsor*- Ms. Hannigan raised questions regarding lawn care and common area maintenance. She had questions regarding dead patches of grass and weeds as well as who to contact regarding the removal of dead bushes. The

board noted that homeowners are responsible for watering the grass during dry periods.

- C. *Jim Parukunavala, 575 Windsor-* Mr. Parukunavala noted that some new curbing had been put in and that the construction horses were still there and needed to be picked up. The board responded that finishing the curbing is a line item on the list of outstanding projects for Windsor to complete and that the contractor is still not finished with the project. He also raised concerns regarding student drivers. In addition, he asked if there was a way for the association to reduce its printing and postage costs, perhaps by using e-mail. The property manager noted that violation notices need to be delivered via the USPS. Finally, he raised concerns regarding the amounts in the budget for mailbox and balcony maintenance.

VII. Business

- A. *2009 Budget-* Discussion was held on the 2009 Budget. Wilson moved to adopt the 2009 budget with the same total as the 2008 Budget. The motion was seconded by Rogers. A roll call vote was taken: Gauger-y, Wilson-y, Rogers-y, Watkins-y, Schicker-y. The motion passed, 5-0.
- B. *Common Area Tax Agreement-* President Gauger stated that he did not believe that the association is liable for the outstanding taxes on these parcels. He asked that it be sent back to the attorneys as the association will not be signing off on the tax agreement.
- C. *Audit Proposal for 2008 Records-* The board noted that the increase in the auditor's fees seemed a little high. The board asked that the proposal be sent back to the auditor for re-consideration. The board also instructed the property manager to get some bids from other auditors.
- D. *Landscape*
 - 1. *Emerald Ash Borer-* Discussion was held on this proposal. The board feels that eventually the community could be faced with the issue of an Emerald Ash Borer attack on the trees. It was noted that this is not an "if" possibility, but a "when" scenario. If there is an issue with Emerald Ash Borers, it could be very costly to the association to replace the trees. Rogers moved to accept the bid from Landscape Concepts. There was no second and so the motion was tabled to the next meeting.
 - 2. *Community Garden-* Discussion was held on the installation of a community garden. Items discussed were when would the income generated from the rental of the garden plots to homeowners be equal to the cost of the maintenance of the garden as well as a need to install a hand pump to water the garden. Wilson made a motion to go ahead with the community garden and the installation of a hand pump for the water. There was no second to the motion and so it was tabled.
- E. *AAA Painting-Balcony Staining:* Rodgers moved to amend the previous motion made and passed regarding the painting. The amendment would be that the painting project be spread out over a two-year period of time. Wilson seconded that motion. A roll call vote was taken. Vote: Gauger-y, Rogers-y, Wilson-y, Watkins-y, Schicker-n. The motion passed 4-1.

VIII. Fine Appeal

- A. *Jim Novak, 581 Windsor-* Mr. Novak appeared before the board to appeal a fine received on some rose bushes planted without board approval. Discussion followed on whether or not Mr. Novak had adhered to the association's rules regarding the

submitting of an architectural request form to the board for approval prior to planting the rose bushes. ACM can't find a record that permission was granted. Mr. Novak stated that he received a letter granting permission, but did not keep the letter. Rogers moved that the fine be dropped and the bushes be allowed to stay. The motion was seconded by Watkins. A roll call vote was taken. Vote: Gauger- N, Wilson-N, Rogers-N, Watkins-y, Schicker-y. The motion failed- 3-2. As result, the final decision of the board was that the fine stands and that the bushes would not have to be removed.

IX. Adjournment

Wilson moved to adjourn the meeting. Schicker seconded the motion. The motion passed 5-0 and the meeting was adjourned at approximately 8:30 PM.

The next meeting is scheduled for Monday, March 9, 2009, at 7:00 PM.

Submitted,
Lisa Schicker
March 7, 2009