

**The Carriage Homes of Fox Ridge Condominium Association
Minutes- September 14, 2009 Board Meeting
Fox Lake Parks and Recreation Building, Fox Lake, Illinois**

I. Call to Order

The meeting was called to order at 7:46 p.m. by President Gauger.

II. Roll Call

Roll call was taken by President Gauger
President Gauger- Present
Vice- President/ Acting Secretary Wilson- Present
Treasurer Rogers- Present
Director Watkin- Absent
Community Manager, ACM- Mary T. Carpenter
ACM- Meaghan Bollenberg

III. Approval of Minutes

Treasurer Roger moved to accept the March 9, 2009 minutes as written. Vice-President Wilson seconded the motion. The motion passed. Treasurer Roger moved to accept the June 8, 2009 minutes as written. President Gauger moved that the minutes be amended under the storm door section. The language currently reads that white storms doors are grandfathered in. The corrected language is: White, full view storm doors are also permitted. Vice-President Wilson seconded the motion. The motion passed.

IV. President's Report

President Gauger did not have a report at this time, but he did inform all owners present that he would not run for election at the next annual meeting in March.

V. Treasurer's Report

Treasurer Rogers discussed the financial report and the 2010 budget. He explained to those owners present the annual costs for repairs, maintenance, set contracts, administrative costs, landscaping, snow removal, and reserve saving for long range projects like roofing and asphalt and how these expenses are budgeted for by the Board. The Board is very concerned about being fiscally responsible and funding the reserves.

VI. Management Report

Ms. Carpenter presented the management report to the Board.

VII. Business

- A. *Insurance*- CAU presented a bid for a three year policy to the Board. Treasurer Roger moved to accept the proposal for insurance from CAU for a three year term. Vice-President Wilson seconded the motion. The motion passed.
- B. *Deck Staining*- The deck staining has been completed. Vice-President Wilson moved to approve the final payment to AAA for the deck staining. Treasurer Roger seconded the motion. The motion passed.
- C. *Concrete Work*- Fortis has almost completed the concrete work on the property, with the exception of 590 Windsor. Additionally, the Board has some concern about

clean up of loose concrete. The Board requested that Ms. Carpenter do a final walk through of the work and have Fortis repair and clean up any areas that were not completed correctly or fully. Treasurer Roger moved to approve payment to Fortis, provided that the clean up is completed and the concrete work has been approved. Vice-President Wilson seconded the motion. The motion passed.

- D. *Windsor Development*- President Gauger requested that Ms. Carpenter look into the amount owed to the Association by Windsor Development. In 2007 President Gauger negotiated with Windsor for them to pay several bills in the amount of approximately \$20,000.
- E. *Soffit Repairs*- The Board reviewed a bid from ACMM to repair the soffits. The Board requested an additional bid for comparison for the November Board Meeting.
- F. *ACM Management Renewal*- The Board tabled this item until the November Board Meeting.
- G. *Tree Insect Control/ Fertilization*- The Board received a proposal from Landscape Concepts to apply insect control to the pine and ash trees on the property to treat the emerald ash borer and the pine zimmerman moth. There are 198 trees on the property that could be infected by these insects. Treasurer Roger moved to accept the proposal from Landscape Concepts in the amount of \$5,940. Vice-President Wilson seconded the motion. The motion passed.
- H. *2010 Budget*- The Board will review the budget presented by ACM and will submit a proposed budget to the homeowners shortly.
- I. *Opinion Survey*- The Board has received back several surveys and has compiled preliminary survey results. They will use the survey information to determine Association needs and budgetary items.

VIII. Fine Appeal

- A. *620 Windsor*: The Board determined that the fine would stand.
- B. *588 Windsor*: The Board determined that the fine would stand.
- C. *574 Fox Ridge*: The Board determined that the fine would stand.
- D. *653 Windsor*: Treasurer Roger moved to remove the dog repair charge and the associated late fees from the charge in June, 2008. Vice-President Wilson seconded the motion. The motion passed.

IX. Executive Session

The Board adjourned to executive session at 8:30 p.m. The Board reconvened the general meeting at 9:00 p.m.

X. Adjournment

Vice-President Wilson moved to adjourn the meeting. Treasurer Rogers seconded the motion. The motion passed and the meeting was adjourned at 9:07 p.m.