



BOARD MEETING MINUTES
TRAILS OF ABBEYWOOD CONDO ASSOCIATION.
Thursday, October 24th, 2019 at 07:30 PM
Location - Lisle Library

1. **Call to Order**

Board president Bonnie Chrastka called the meeting to order at 07:30 pm cst.

2. **Roll Call**

In attendance:

- Bonnie Chrastka (President)
- Sigita Rutauskaite (Vice President)
- Donald Cox (Secretary)
- Jun Cheng (Treasurer)
- Ellie Hupac

Absent:

- Celtic Property Manager

3. **Reading of Last Meeting Minutes** (or waiver of reading by vote of members):

The previous meeting minutes were reviewed and then approved by the board members that were present.

4. **President's Report** – Bonnie Chrastka

Bonnie set the agenda for the meeting and performed introductions for the newest member of the board.

5. **Treasurer's Report** - Jun Cheng

Overall balance of accounts (as of 02/28/2019)

- \$163,270.53 in the Chase Checking Account
- \$110,649.29 in the US Savings Account
- \$340.22 in the US Bank Account

6. **Management Report** – Don Celtic

- None

7. **Old Business** - Discussion items:

Carpets are cleaned \$3600

- All buildings carpets have been cleaned. The company did a very good job. The carpets look much better.
- Looking to replace them sometime next year.

Painting shelved until next meeting

- Bill (Complex Painting) the vendor was not able to make this meeting. He will be at the meeting next month.
- Send any questions you would like Bill to answer to Bonnie and she will forward them on to Bill.

Leaking Units

- Currently, there are 3 units that have water leaking now – These leaks are the responsibility of unit owner to fix

Unauthorized Vehicles Towed

- Parking tags being requested (White not Blue)
- There has been an increase in the number of vehicles being towed off the property. All vehicles need to have the appropriate valid tag displayed to show their right to park in given parking spaces.

Things being flushed down the toilets.

- Items like Kitty litter are being flushed down toilets causing backups and issue for other units in the building

Ellie Stepped down as secretary

- Don is taking over

Circuit Board Failed in Fire Alarm Console in 2240

- Circuit Board is under warranty (4 weeks waiting so far)
- Service call may have a cost – Bonnie working the issue.

8. **New Business** - Discussion items

Storage room heaters in Utility rooms (voted approved last meeting)

- Waiting on Bids for building 2226 and 2220

Green Trails Trees (\$105 a tree)

- Bonnie has a deal to get new trees (various types, i.e. spruces and evergreens) for cheap.
- locations to be installed being determined

2258 dumpster wall is falling off

- Waiting for bids to repair and paint

Cameras approved for the dumpsters at the last meeting.

- Waiting for bids to procure and install them.

Snow removal – Acres (Nov 1st start date)

- Snow company will be Acres
- Salt is high cost the last few years

9. **Adjournment**

- The meeting was adjourned around 8:45pm cst

Next Board Meeting Nov 21st 2019