



**BOARD MEETING MINUTES
TRAILS OF ABBEYWOOD CONDO ASSOCIATION.**

Thursday, April 15th, 2020 at 07:00 PM

Location – Conference Call

1. Call to Order

Board President Bonnie Chrastka called the meeting to order at 07:10 pm cst.

2. Roll Call

- Bonnie Chrastka (Board President) In Attendance
- Sigita Rutkauskaite (Board Vice President) In Attendance
- Ellie Hupac (Board Vice President) Not In Attendance
- Donald Cox (Board Secretary) In Attendance
- Jun Cheng (Board Treasurer) In Attendance
- Tim McGinnes (Celtic Property Management) In Attendance
- Natalie Betancourt (Celtic Property Management) Not In Attendance

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

- The February Meeting Minutes were reviewed and approved.

4. President's Report – Bonnie Chrastka

- Welcome All Members
- Review of the agenda
- Updates on specific initiatives (see below for details)

5. Treasurer's Report - Jun Cheng

Overall balance of accounts (as of 02/11/2021)

- \$147,418.66 in the Chase Checking Account
- \$22,797.79 in the Alliance Bank Account
- \$20,831.74 in the CIT (Mutual of Omaha)
- \$110,771.62 in the US Savings Account
- \$2246.38 in the US Bank Account

6. **Management Report** – Tim McGinnes (*Celtic Property Management*)

- Budget – everything is on target with the exception of snow removal that is currently \$2,350 over. Still need to see how Nov and Dec of this year works out.

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

- Vents in the attics (2256 & 2254) are getting condensation built up and causing leakage in the ceiling of the units.
- Emergency and exit lights bulbs and batteries replacements are going on.
- No Furniture in dumpster areas, break down boxes for recycling, Garbage needs to be in the dumpsters. Thank you for people putting debris in dumpsters, keeping the complex clean with repairs. The board is not looking to hire someone to clean these areas.
- All vehicles need parking tags to have parking tags to park on property. Displayed etc...See Parking Policies on Website. Owner requesting a visitor parking space longer term for someone coming in for a period of time. Going to do a lottery for the couple of spots controlled by the board to rent them to lucky units. You have to be current in your association dues in order to keep one of these parking spaces.

8. **New Business** - *Discussion items*

- Need to have Nicor come out and check all the meters to make sure there are not any leaks
- Inquire of Superior Reserve to see what the cost would be for an update of the current reserve study.
- Severe water damage...repairs are being worked on. Insurance company has been consulted.
- Carpets/Flooring replacement will be starting, checking bids Natalie to chase this one. Bonnie is getting competitive quotes. Will also look into LVT in the place of carpet in some location. Also need to check sub-floor for any issues.
- Intercoms – Don to work on these
- Discussion on limiting temporary visitors tags – need to clearly document the rules. Bonnie and Don to work on a draft
- Motion to raise the in and out fees-Motion to make the in and out fee non refundable- Celtic to put a draft process together. Tim sent an example draft of one of these. Don to work the draft. Use Tim's as a starting point. Going to consult Bob (Lawyer) about the best way to do this.
- We need to work on a plan to improve the landscaping around the building while addressing the erosion and drainage issue we have. – Don volunteers to lead this effort. "Acres Company" for lawn mowing.

9. **Adjournment**

- The meeting was adjourned around 08:00 pm cst

Next Board Meeting

- Next Board Meeting, may 27th , 2021