

Call to Order by President, Gladys Hunt
1:02 PM February 04, 2017. 1406 Regency Dr, Savoy, IL 61874

Present: President: Gladys Hunt
Vice President: David Lin
Treasurer: Gordon Fellows
Secretary: Jinju Lee
Uttam Roy
Amy Rohrer

Old Minutes were approved.

AR1: 103 Portsmouth Ln Unit 5. Workers did some repair last year but on a different unit which required the repair. This unit will be worked on the first thing this Spring.- will schedule the work on next board meeting.

AR2: All (functioning switches) have lights on. But there are still broken sensors need fixing.
Gordon will contact Bill.

AR3: David walked around the condo complex, knows where "bare" spots are. We will tackle these in Spring. Will Discuss it on next board meeting

Thanks to Uttam, The parking problems are resolved!!
Thank you, Uttam!!

AR4: Garage Door Frame (new) Paint. **David** will check and get a quote for the work.

There is No New repair requests at this time.

AR5: Thanks to Amy, we have a proposed New Owners' Welcome Packet. **Everyone** needs to read and come to next board meeting (April 8th) to finalize the packet. The finalized version will be presented at our Annual Owners meeting (Sept 9th).

AR6: **Konrad & Everyone**, Watch out for the Trash Problem. If it persists, we will discuss it at the next board meeting.

Amy wanted realign her responsibilities with Board's expectation. Board appreciates her work very much. Going Forward, Amy will keep track of her hours for "extra" work, more than what we have already agreed as her responsibilities.

Two Units have been delinquent on HoA fees. Jason, has been actively working with us. He has set up a payment plan and is trying to payoff. However, the other unit (Megan?) has not been responding at all. Last payment she made was on March of 2015. She owes \$2760. Late Fee of \$20/mo will be applied as well. **David and Amy** will work on drafting a letter of warning: "Notice of Lien", unless she comes with a reasonable payment plan.

The 2nd Hand Smoke problem with 106 Essex Ln Unit 10 persists. There was a letter (dated Jan 27th) sent out from the Law office the last week of January. But Unit 10 has not contacted Amy to pay the fine. The following is the advice from Matt, our Attorney. "the next step is to file a Notice of Lien, so the lien for the fines are disclosed in the public record for the unit. Somewhat arbitrarily I recommend we wait another week or two before doing that, and sending a follow-up letter notifying them that we've done it. Hopefully, eventually, they will understand you are serious." We will wait a few weeks. If they still do not contact Amy for the payment, we will go forward with Matt's recommendation.

Next Board will be held on Sat April 8th at 1PM at Regency.
Our Annual Owners meeting is scheduled on Sept 9th 2017.