

COVES OF HARBOR SPRINGS CONDOMINIUM ASSOCIATION
MONTHLY BOARD OF DIRECTORS MINUTES
April 18, 2017

The meeting of the Board of Directors of the Coves of Harbor Springs Condominium Association was held on Tuesday, April 18, 2017 at 7:01 p.m. at the Aurora Fire Department, 3770 McCoy Avenue, Aurora.

Present at the meeting: Katie Zink
 Elsie Bair
 Kenneth Fields
 Kasey Minard
 Matt White
 Scott Adler, EPI Management

Absent -

I. CALL TO ORDER

The meeting was called to order by S. Adler at 7:25 p.m.

II. ROLL CALL

III. GUESTS: Shane, Drew's Lawn and Snow

IV. MINUTES

Motion – K. Fields motioned to approve the meeting minutes February 21, 2016. Motion seconded by K. Zink. Motion carried.

V. TREASURER'S REPORT – K. Zink reviewed the financial statements, as of March 31, 2017 with the Board.

| | |
|------------------------------|--------------|
| Total Checking/Savings - | \$106,622.64 |
| Accounts Receivable - | \$43,065.72 |
| Total Assets - | \$149,688.36 |
| Accounts Payable - | \$120,903.36 |
| Current Liabilities - | \$120,903.36 |
| Equity - | \$28,785.00 |
| Total Liabilities & Equity - | \$28,785.00 |

Motion – K. Fields motioned to approve the financial statements from March 31, 2017. Motion seconded by E. Bair. Motion carried.

VI. MANAGEMENT REPORT

- **Roof Replacements** – S. Adler informed the Board that M. White and he met with the 3 vendors that are in the running for the roof replacements (RCH, Lang Home Exteriors, and A&E Roofing). A&E would have 2 crews with eight (8) people each and would do two building at one time and would have dumpsters on the property. A&E would review previous storm data for the last six years and inspect the roofs to determine the amount of damages and use for consideration in the filing an insurance claim. RCH would have 1 crew with 8-10 people and would do building by building. Dump trucks would be used for debris and removed after each day of work. RCH would hire independent insurance adjusters to determine the damage and estimate amount of the claim. Both will tape off work areas while under construction and driveways will not be in use while they are working. S. Adler

also provided information to the Board on which shingles they should consider and reviews on them. CertainTeed was the only one out of the three manufacturers that all three vendors had no negative comments on.

Motion –K. Minard motioned to approve using A&E for the roof replacements using CertainTeed products. Motion seconded by K. Zink. Motion carried.

- **Concrete 1872 Middlebury front walk sinkage-** S. Adler provided the Board with quotes for mud jacking the walk way and for knocking it out and replacing. The Board wants to table this issue and have S. Adler obtain a quote from Perma Seal.
- **Park District Maintenance-** Fox Valley Park District is only responsible for 30 feet west of the naturalized area along railroad tracks and 15 feet on either side of the path to Teal Bay. S. Adler discussed with Drew's Lawn and Snow and recommends continued mowing the area in order to keep the job done correctly and uniformed. The Board of Directors agreed to not make any changes to the areas to be maintained by the Association. Management is to notify the Fox Valley Park District.
- **1750 Middlebury Appeal-** Home Owner appeals the charge back for the cleanup of garbage left on front porch and stated it was left by previous owner. The Board is standing by their decision for the charge due to the fact the current owner took ownership of unit on December 14th, management was notified of garbage on December 29th and, SMS cleaned and removed garbage Jan 4th.

VII. OPEN FORUM

- **3170 Cambria-** Owner stated her neighbor called in and stated there is a ridge vent that ends above 3170 that is making noise and flapping in the wind. S. Adler will inspect it.

VIII. INSPECTION REPORT

- S. Adler reviewed the inspection report with the Board.
- S. Adler informed the Board that many complaints have been coming in about the algae growth on the north sides of buildings. The final phase painting contract only includes pressure washing of the trim being painted. The Board requested S. Adler to obtain a quote from SMS to include pressure washing of the siding and obtain three additional proposals.

IX. OLD BUSINESS

X. NEW BUSINESS

XI. ADJOURNMENT

Motion – E. Bair motioned to approve adjournment of the regular meeting at 7:58 p.m. Motion seconded by– K. Minard. Motion carried.

Meeting was adjourned at 8:43 p.m.

Respectfully Submitted: EPI Management Company, LLC