

Villages of Woodridge Board of Directors Meeting Minutes (DRAFT)

June 21, 2021

The Board of Directors meeting of Monday, June 21 was brought to order at 6:30 p.m by Pres Mark Munguia.

Directors in attendance were: Pres. Mark Munguia, Secy Lisa Brandush, Treasurer Ginger Pollard, Dir Joanne Brozovich, Dir Ed Koch. Linda Stanko of Hillcrest Management was also in attendance.

Approval of minutes of November 30, 2020 meeting.

General Announcements

Website

There is a new website to support communication between the management company, the board, and the homeowners. The URL is **vowcondoassociation.com**. Homeowners are encouraged to visit the website to view updates about the community as well as get access to documents such as the bylaws. The website will be updated periodically so please check it every so often to make sure you are seeing all announcements.

Landscaping

Due to numerous complaints about Acres we have decided to switch to Sebert for our landscaping and snow removal needs. Sebert will be coming on Thursdays for landscaping.

Watering of grass and plants is the homeowner's responsibility, as is maintaining your courtyard. As of June 21, 2021 there are no watering restrictions by the village of Woodridge but please check with the village periodically throughout the summer.

Sebert has a different schedule for landscaping services that is now available under the documents section of our website. It can also be mailed or emailed to any homeowner upon request.

We will be installing new bushes around the property. If you receive a new bush please make sure to water it appropriately.

A homeowner expressed concern about a few remaining spikes used to hold down netting for new grass. We have contacted Sebert to ask them to make sure those are cleaned up.

Decks

During the spring walk through we noticed many decks in disrepair. It is both a safety concern and a cosmetic concern. Please make sure your decks are power washed to remove algae and dirt, are free of splinters, loose nails, loose boards, and are securely fastened. We want decks to be safe and look nice too.

Staining and painting is optional but highly encouraged. We will be releasing a guide on appropriate colors by July.

Please have your decks completely repaired by April of 2022.

Driveways

We also identified about 10 driveways that need to be repaired or replaced during the walk through. We are currently investigating bids for this work. If your driveway will be repaired you will be notified in advance.

Seal Coating

We are due to seal coat our driveways this summer. We are currently getting bids for that work. Homeowners will be notified in advance.

Concrete

Some entryways have cracks or other damage to the concrete. We are currently investigating bids to repair them.

Plugging Air Conditioner Tubing Gaps

We will be working with our regular handyman, Solid Paul, to plug up any gaps where homeowners' air conditioning tubes enter the building to prevent critters from getting inside. The association will be covering the cost of this work.

Handrails

We are also currently looking at painting any railings for the A2 and B2 units that need painting.

Oil Spots in Driveway

It is the homeowner's responsibility to keep his or her driveway clean and free of oil spots. We saw some driveways that have oil spots on them during the walk through. Please make sure your driveway is free of oil spots. A product like Goof Off concrete and oil stain remover may help to remove these spots. Please do your own research and choose the product you think is best for this task.

Dog Waste

Dog owners should be sure to clean up after their dogs. Please do not store dog waste outside. This includes in the back of your unit or near/under decks. All dog waste should be stored inside, like in garbage cans in your garage. Storing waste outside is unsightly, creates a bad smell in the summer heat, and attracts insects.

Flooding Behind Danbury

The board is addressing the complicated flooding issue behind the buildings on Danbury. Right now we are getting plans and quotes from various landscaping companies and weighing the possible benefits along with the expense as this will be a costly issue to fix due to the topography of the area. We will be notifying those residents when we come to a conclusion about this issue.

Homeowner Forum

A few homeowners expressed their relief and gratitude that our neighborhood was spared damage from the June 20 tornado. If you would like to volunteer or donate to help the people in our town affected by the tornado, please visit https://www.woodridgeil.gov/news_detail_T48_R125.php. You can also consult with the Red Cross or local churches for volunteer or donation opportunities.

One homeowner asked if we will be notifying homeowners before seal coating or fixing driveways. We will be notifying homeowners when we come to a decision about this with the date so they know to move their cars off driveways.

Another homeowner asked if the association will be assisting with courtyard landscaping. The association is not responsible for the courtyards. That is a homeowner responsibility. This includes weeding and watering. Sebert will clean up debris like fallen leaves but they will not be weeding, watering, or planting flowers. You can get in contact with Sebert if you would like to hire them to help landscape your courtyard. You can contact Mike Corp at mike@sebert.com or 630-946-9616 but any expense will be paid by the homeowner, not the association.

One homeowner asked about the roofing and siding. The roofing evaluation done earlier this year predicted our roofs have 8-10 years of life remaining.

At this time we do not have any plans to move forward with the siding project in the near future. Homeowners will be notified when that changes.

One homeowner expressed concern about how much money has been earmarked for siding. The board has been focused on increasing our general reserves, which will go toward siding and other large projects. We will be deciding on a figure to move to a separate bank account for siding and will present that figure at the next board meeting which will take place in the late summer or early fall (probably in September).

Motion to close the open session and enter executive session was made by Mark Munguia, seconded by Ginger Pollard at 7:27 p.m.

Motion to adjourn meeting was made by Mark Munguia at 8:17 p.m. and seconded by Joanne Brozovich.