

Meeting Minutes July 9, 2024

Board of directors meeting called to order at 6:30. Ginger, Lisa and Ed are present.

Board meeting minutes from the last meeting will be tabled.

We are going to go over parking the cars again. People are still blocking the sidewalks. We've discussed this numerous times. Please be aware we have contacted the police department and asked them to check out the sidewalks. It is against the association and village rules to block the sidewalk with your car. If you have company come over please warn them not to park over the sidewalk.

Exterior lights on the front door and garage have to be on from dusk to dawn. That's still an issue going on. If your lights are not working properly, excluding the light bulb, contact the association for someone to fix it.

People are leaving garbage on the side of their property. Garbage cannot be left outside. Please put it away every week. Our association looks nicer if there is not garbage stored outside.

The village is changing how the garbage is being collected. Please visit this link to sign up. <https://www.groot.com/woodridge-signup>. You must sign up or you will be charged the maximum amount. Please visit the village of Woodridge website for more details: https://www.woodridgeil.gov/my_government/administration/garbage_and_recycling/index.php.

We did the spring walk through and we are waiting for the report back from Yellowstone. We have come up with some ideas to try to solve the issue of the water behind Danbury. Bushes will be trimmed in cycle. If you don't see yours trimmed right away it will be trimmed in the next cycle. We were told they cannot go up on a ladder to trim bushes but Ed reported the landscapers did use a ladder to trim bushes. We should get the report by Friday and it will be posted on the website or we will send an email to let people know when the trees will be trimmed.

This week is sealcoating starting tomorrow. Tomorrow is Danbury and Salem court and you have to have your cars off the driveway by 7:00. We might have to cancel due to rain, it is the contractor's decision. Brunswick Circle odd days will be done on Wednesday, and the even addresses will be done Thursday. The sealcoating company called the police department. The lawn will not be cut this week.

Some people reported the landscapers have not been blowing the grass off the sidewalks or

decks. Ginger said she will contact the landscaping company about this.

Those who had plants ripped out please send an email to Ginger.

We should consider looking for a new contractor for next year. Do we want to start with snow removal for this year? The contract may be up. Linda will check on it.

Just a reminder if you are selling your unit the special assessment payment for the insurance has to be paid off by the current owner, not pushed off to the new owner. It is part of your package you have to pay off. You also have to tell the buyers about the siding project special assessment. The siding project will start in Spring 2025. We will have a meeting in August or September to discuss the siding project again.

We will be looking into quotes for those who want to replace their windows from a separate company. Each owner will get to decide if they want to replace their windows. It is optional. We will also get quotes for skylights.

If your window frosts up you can just replace the pane.

We will be hiring an outside project manager but have not decided on one yet. We have not decided on a siding company. More than likely it will be ABC but we have not decided.

Owners will have to make a decision 3 months prior to the siding project starting if they will pay in full.

We will have a meeting to discuss the siding project in August or September.

We hope the new siding will make the insurance costs go down but we can't guarantee it. Unfortunately we are paying for the natural disasters and the rising costs nationwide.

It is best to pay the special assessment by sending a certified check to Hillcrest and make sure to also write Attn Linda Stanko on it.

2490 Brunswick is asking if the fire alarm has passed inspection. They were told they had faulty wiring, but we have not received any information from the village about the faulty alarm. They also do not have a Knox box. Linda will check who is responsible for re-installing the Knox box.

Meeting was adjourned at 7:23 pm.