

Meeting Minutes December 15, 2025

The annual meeting was called to order at 6:30 p.m. Quorum was not reached. The same members will remain on the board in their current positions. Regular meeting was then opened.

Approval of Financials

Financial Report Summary:

- Enterprise Operating: \$27,745.40
- Heartland Bank: \$781,055.87
- Enterprise Reserves (Roofing): \$94,802.81
- Accounts Receivable: ~\$16,001.74
- **Total Assets:** ~\$920,008.58

Motion: To approve financials

- Motion by: Rich
- Seconded by: Ginger
- **Result:** Approved unanimously

2026 Budget Approval

- Budget includes **0% increase** to assessments

Motion: To adopt 2026 budget

- Motion by: Rich
- Seconded by: Ginger
- **Result:** Approved

Siding Project Update

- Project **not yet complete**
- Ongoing **legal proceedings related to claim**
- Additional information expected
- **Future Meeting:** National Zoom meeting planned (target: January)
- Billing clarification:
 - Owners paying yearly will receive updates in January
 - No expected change to balances

Parking Violations

- Ongoing issue with vehicles **blocking sidewalks**
- Repeat offenders identified and fined
- Violations documented with photos

- Reminder:
 - Blocking sidewalks violates both **association and village rules**
 - Residents urged to comply immediately

Snow Removal Policy Reminder

- Residents should **move cars during snow events**
- If cars are not moved:
 - Driveways **may not be plowed**
- Snow removal company follows this policy strictly

Garage Lighting Violations

- Newly installed automatic garage lights
- Issue: Residents turning lights off manually
- **6 violations identified in one night**
- **Action:**
 - Fines issued
 - Residents must ensure switches remain on
- Reason: **Security concern**

Balcony Violations

- Residents hanging:
 - Clothes
 - Rugs
- Reminder:
 - This is **prohibited by association rules**
- Residents instructed to stop immediately

Exterior Water & Winter Preparedness

- Some units have **not shut off exterior water**
- Risk:
 - Pipe damage and repair costs
- Residents responsible for damages
- Reminder to:
 - Turn off water
 - Disconnect hoses

General Maintenance Reminder

- Prevent frozen pipes by:
 - Letting faucets drip during extreme cold

Open Forum (Unit Owner Comments)

Board Vacancy Request

- Resident (Kimberly White) formally requested appointment to vacant board position
- Board response:
 - Will be discussed in **Executive Session**
 - Board may:
 - Appoint a member
 - Or solicit additional interest

Parking & Violation Dispute

- Resident reported:
 - Unresolved violation fees
 - Lack of supporting documentation
- Board response:
 - Photos exist
 - Will resend evidence
 - Follow-up planned

Knox Box / Key Security Concern

- Resident concerned about:
 - Unit keys not returned after siding work
- Board response:
 - Keys are secured by contractor
 - Contractor legally responsible
 - Follow-up required

Snow Removal Complaint

- Resident reported driveway not plowed despite:
 - No cars present
- Board acknowledged issue
- Vendor notified

Budget Question

- Concern about possible siding-related charge
- Clarification:
 - Income line reflects ongoing payments
 - Not a new charge

Communication Concerns

Residents raised issues regarding:

- Inconsistent meeting times
- Confusing or incorrect notices
- Lack of follow-up/corrections
- Fire alarm inspection miscommunication:
 - Some residents stayed home unnecessarily

Board Response:

- Acknowledged some errors
- Attributed issues to vendor-provided information
- Communication improvement requested by residents

Board Election / Governance Concerns

- Residents questioned:
 - Lack of quorum
 - Process for filling board vacancy
- Board clarified:
 - Board can operate with fewer members
 - Decisions will be handled in Executive Session
 - Appointment is not guaranteed