

SALCEDA MANOR HOMEOWNERS' ASSOCIATION
MEETING MINUTES
Via Zoom
September 13, 2021

- Call to Order:** 7:03 p.m.
- Attendance and Quorum:** A.J. Coleman, President
Linda Uznys, Vice President
Pat Connery, Secretary
Ammar Rizki, Treasurer
Michael Cell, Director
William Chan, Director
Michelle McHenry, Director
- Also Present:** Howard Silver of Property Corporation of America
- Homeowner Issues:** Pat Connery's privacy fence has boards missing. Connie to contact fence co.
- Approval of Prior Minutes:** July 12, 2021. Motion to accept with change by Michelle; Seconded by Pat. Unanimous approval
- President's Report:** Mentioned petty complaints by neighbors.
Next roof mediation is Sept. 28th.
Shakes' sub-subcontracting was not authorized.
Discussion as to the new remedial work and how to finance.
Board must consider increase in assessments for 2022.
- Treasurer's Report:** Financial Statements through August 31, 2021, were presented by Ammar. There is \$52,891 in the checking account and \$118,637 in the reserve account for a total of \$171,528. Roof loan balance is \$152,493. There was an overall review of the balance sheet and the revenue and expenditure categories.
- Ammar addressed alternatives for financing the additional \$83,500 of roof work. Linda suggested contacting Mark Frighetto at First American Bank, as he was very good to us when he was at Glenview State bank. Howard suggested that A.J. contact Byline Bank. A.J. will do so, and Ammar suggested that he would reach out to Busey, and that Linda contact Frist American.
- Linda presented a summary of the additional work that still needs to be done. There was additional discussion as to how much should be borrowed vs. how much should come out of reserves.
- Website:** The proposal for the website was presented and discussed. Mihael had questions as to where the cost would come form in the budget. There is a large amount of excess budget from unspent landscape, and the cost can be reallocated. It was felt that the ability to properly communicate with the owners outweighs the cost. It would be up to \$3,750. Motion to approve by Michael; seconded by Michelle; all were in favor. We should have the beta site for the next meeting.
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Dec's and By-Laws: Kathryn Formeller did an excellent job of recasting our documents. Motion to accept by Linda; seconded by Ammar; all approved.

Assessment increase: A.J. asked all board members to think about issues as to increasing assessments and bring them to the October meeting so we can include them in the budget to be presented in November.

Next Meeting: Tuesday, October 12,2021

Closed Session Action Items: Receivables and prepaid assessments were reviewed.
No actions are needed to be taken on the closed session items.

Adjournment: 8:30 p.m.