

SALCEDA MANOR HOMEOWNERS' ASSOCIATION
MEETING MINUTES
Via Zoom
October 12, 2021

- Call to Order:** 7:02 p.m.
- Attendance and Quorum:** A.J. Coleman, President
Linda Uznys, Vice President
Ammar Rizki, Treasurer
Michael Cell, Director
William Chan, Director
Michelle McHenry, Director
- Absent - Pat Connery, Secretary
- Also Present:** Howard Silver of Property Corporation of America
- Homeowner Issues:** West light on sign needs to be realigned.
- Approval of Prior Minutes:** September 13, 2021. Motion to accept with change by Michelle; Seconded by Pat. Unanimous approval
- President's Report:**
1. A.J. is finishing the website. Some pictures are needed. Linda suggested using a shot from Google Earth. Michael offered his professional photographer for some shots at +/- \$200.
 2. There was a Prius that was stripped and stolen. Everyone needs to be vigilant, as crime is increasing all over. Park in your garage when possible.
- Treasurer's Report:** Financial Statements through September 30, 2021, were presented by Ammar. There is \$59,300 in the checking account and \$118,638 in the reserve account for a total of \$177,938. Roof loan balance is \$146,570. There was an overall review of the balance sheet and the revenue and expenditure categories. There was discussion regarding writing off the \$10,000 balance due to Mosaic. It was agreed to leave it on the books for now.
- Noise on Willow Road:** We received a response from Sen. Laura Fine regarding the reworking of Willow Road. It is on the docket to be done in the next few years, waiting for the rebuilding of the Willow / Pflingsten intersections.
- Dec's and By-Laws:** The board approved it, however, all of the board members need to sign the end page. Howard will coordinate with each board member to collect the signatures and get it back to Kathryn Formeller to record with the county.
- Linda suggested we look at and update our Rules and Regulations.
- Gutter Repair Contract:** The board reviewed and approved the contract with Pro-Home 1 for \$83,500. There was some discussion regarding possible extra charges. A motion to approve was made by Linda, seconded by Michelle. It was unanimously approved. The board authorized Management to execute the contract and send it to the company.

Meeting Minutes
October 12, 2021
Page 2

New Loan:

Ammar addressed our loan need. Byline Bank has submitted a proposal for a \$235,000 loan, which includes the take-out of the Busey Bank (formerly Glenview State Bank) loan with a 4% interest rate, a 5-year term, and \$665 in total fees. We also received a response from First American that they are going to take a pass on the financing. Busey Bank also declined doing further business with homeowners' associations. A motion to approve was made by Linda. It was seconded by Michael. The motion was approved unanimously. It was agreed that A.J. and Ammar will be authorized to sign the loan documents.

2022 Budget:

The proposed 2022 budget was presented. Discussion ensued regarding raising the assessments. Linda offered to work with A.J. and Ammar to scrub the proposed budget and come back with a revised budget for the November meeting.

Snow Removal:

A proposal from Property Pros was presented. It was suggested that we go back to Julio and ask him to raise the cap from 45" to 50". Contract to be approved in November.

Tree Trimming:

Approval for Property Pros to do tree-trimming for \$3,700 without Willow Road, since Davey Tree is contracted to doing it. Motion by Michael; seconded by William; carried unanimously.

Next Meeting:

Monday, November 8, 2021

Closed Session Action Items:

Receivables and prepaid assessments were reviewed.
There was an updated report on our roof issue.
No actions are needed to be taken on the closed session items.

Adjournment:

8:29 p.m.