



*Tanneron Bay Townhome Condominium Association*  
*26445 W. Vista Ct. - Ingleside, Illinois 60041*  
www.tanneronbay.com

**Draft Minutes of 10/5/05 TBHOA Meeting**  
**To be Submitted for Approval at 11/22/05 Meeting**

The meeting was called to order at 7:00 p.m. at Harris Bank Fox Lake. Present were Board members Norm Brunner, Jim Cogar, Penny Cummings, and Eileen Perry. Lynda Potas of BP Management was also present. There were 14 homeowners in attendance. All Board members and property management personnel were introduced and a quorum was established. The following new residents were welcomed to Tanneron Bay: Diane Riddle (purchased 26304 Vista from Nancy McLoughlin) and Martin & Virginia Klein (purchased 26283 Vista from David Bledsoe).

Jim moved that the minutes of the 6/20/05 annual TBHOA meeting be approved, Norm seconded the motion, and it was unanimously approved. Norm gave the Treasurer's Report. There is currently \$1,397.08 in the operating checking account, \$5,422.62 in the Boat Dock account and \$515.03 in the Boat Storage Building account. There is \$51,949.96 in the Reserve Fund money market account and \$35,630.80 of additional Reserve Funds in two different CD accounts, for a total of \$91,787.26 in the Reserve Fund. Jim moved that the Treasurer's Report be approved, Eileen seconded the motion, and it was unanimously approved.

The following old Association business was presented:

- Lonnie Wood reported that there were about 17 homeowners represented at the annual garage sale. New signs were purchased for the front entrance that can be re-used each year. A big thanks went out from the board to the Social Activities Committee for the success of this event.
- There were about 100 persons that attended the annual picnic and fishing tournament. It was a great day and thanks to the organizers from the Social Activities Committee and Boat Dock and Lake Committee for making this such a fun day for all.
- All deck repairs and painting have been "completed" by American Decorating. There was a very small crew – it took a long time and there are some remaining issues. Owners are requested to contact BP Management with any concerns with their decks. Terry Wold brought up the issue of markers placed by American Decorating –with the area not being painted. Some decks have markers placed by American Decorating where they had concerns they felt needed repair. Another inspection will take place to identify safety issues only. Any safety issues found will be reported to individual owners. American Decorating will come back and complete any areas not painted after the safety inspection. Final payment will not be made to them until the issues are resolved. Questions were raised regarding the way the decks are attached – these issues will be addressed with the safety inspection.
- A dehumidifier was installed in the pump house at the cost of \$174.00 to prevent condensation and rusting of pipes. This is working very well and was a good investment. There is no longer an issue with moisture. There was also a spigot installed for \$25.00 that allows the watering of plantings near the pump house that residents could not reach. These expenses were minor and approved.
- Due to the length of time for deck repair/painting it was decided to wait to order the light fixture replacements until early Spring. This will help spread out the costs to homeowners between the deck repairs and fixture replacement. A question was raised from the floor as to whether this would increase costs. We are working with the lighting contractor to keep the pricing in line.

**NEW BUSINESS:**

- It is renewal time for the association's insurance. Three carriers declined to bid: Pekin, Travelers, and West Bend. Philadelphia and Hannover bid the policy. Hannover had the most favorable bid. New term = \$25,358 for the same coverage we now have. The bid is a 4.48% increase in cost. The Board declined the terrorism coverage. A motion was made to approve the Hannover bid. Jim motioned to approve this bid and Penny seconded. It was approved and the first installment check was issued to Norm from Lynda.
- Norm gave a report on the reserve study. The reserve study assumes a 4% interest on funds. If we continue to control expenses the report is favorable. The reserve study has been presented to all Board members for review. Norm stated that to insure federally protected funds, that next year we will need to open a CD at another institution. This year's contribution to the reserve fund is expected to be about \$50,000.
- Norm and Lynda have been working on the 2006 budget. This will be finalized and presented to all homeowners 30 days prior to the next homeowners meeting scheduled for 11/22/05. It is on schedule. Lynda stated that bids are out for roofing companies to enter into a roofing maintenance contract. The complex is at the age where preventive maintenance needs to be done on roofs. We have seen a number of complaints regarding leaks caused by virtually the same issues. The quote will include inspection with minor repairs and gutter cleaning, yearly. It is hoped that this will prevent major repair issues. Other bids affecting the budget include landscaping/snow removal, mulch replacement, exterior painting and walking path repair.
- Three bids have been obtained for shoreline erosion repair. Any grant applications that can apply will be submitted, and the final cost to the Association after any grant money is applied will come from the reserve fund. There is 800 feet of shoreline at risk. All recommendations

point to "Bio-friendly" repairs. This will create a natural buffer of aquatic vegetation. This will deter water fowl from soiling the shoreline, which will be an advantage to all of us.

- Tree replacement will begin in the Spring as recommended by Countryside. We will start with 5 replacements including the Blue Spruce at the entrance. A proposal has been received and will be included in the 2006 budget.
- A huge thanks to Bonnie Thompson Carter and Bill Gentes for their support of a no wake ordinance for Wooster Lake, Petitions are being signed at Tanneron Bay and surrounding communities for the support of an ordinance to keep Wooster Lake a "no wake zone." Due to time restrictions the Board approved funds to offset the costs of enforcement for "no wake" on Wooster Lake. Discussion came from the floor in support of the no-wake ordinance. Tanneron Bay overwhelmingly endorses the "no wake" ordinance. Costs are expected to be about \$55.00 per hour for the enforcement. It is expected that if this ordinance does pass, that Tanneron Bay will not absorb all costs. We would expect a signed contract for enforcement that would limit costs and that those costs would be shared by surrounding communities. There is time to plan and look into options regarding enforcement as this would not be necessary until next season. Thad Kochanny encouraged Lake users to take a camera with them when on the Lake to record any violations.
- Tanneron Bay continues to be a member of the WLCCA. A brochure was made available that was produced by this group advocating hours of "wake –no wake". Penny thanked Thad Kochanny for his participation on the WLCCA board representing Tanneron Bay's interests. The next meeting for them is 10/9 at Grant Township. It is hoped that this group will disband or change agendas shortly and begin promoting protection of the lake.
- The Boat Dock & Lake Committee will facilitate the removal of all boats from the docks for storage purposes somewhere around the 7-9 of November.
- Proposal for acceptance of the bid for landscaping and snow removal contract was submitted. There is a 4 % increase over the last contract largely due to fuel costs. Discussion from the floor ensued –the Woods pointed out that there was damage from snow removal last year that was not repaired. Countryside will be informed of this and asked to improve this next season. Norm motioned that the 2 year bid be accepted – Jim seconded the motion and it was approved.

SAVE THE DATE ! THE THIRD ANNUAL TANNERON BAY HOLIDAY PARTY WILL BE HELD ON SUNDAY DECEMBER 4, 2005 FROM 3:00 P.M. -8:00 PM. AT DUKE'S GRILL 476 W. LIBERTY STREET IN WAUCONDA. DETAILS WILL FOLLOW – PLAN ON JOINING THE FUN....

Motion was made for adjournment at 8:05 p.m. by Norm, seconded by Penny and unanimously approved.

Next meeting will be 11/22/05.

If you have a question or a problem, do not hesitate to contact B.P. Management at 815-765-9338 (phone), 815-765-9340 (fax) or [bpmlp@comcast.net](mailto:bpmlp@comcast.net) (e-mail) or any of individual Board members below.

Norm Brunner  
Treasurer  
740-4952  
[normb@blsc.com](mailto:normb@blsc.com)

Jim Cogar  
Vice President  
740-0177  
[lmcoogs@comcast.net](mailto:lmcoogs@comcast.net)

Penny Cummings  
President  
740-8532  
[pandpcummings@comcast.net](mailto:pandpcummings@comcast.net)

Bob Koziol  
Director  
270-9757  
[BobKoziol@sbcglobal.net](mailto:BobKoziol@sbcglobal.net)

Eileen Perry  
Secretary  
740-7585  
[epria@comcast.net](mailto:epria@comcast.net)