



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

Draft Minutes 11/28/06 TBHOA Homeowners' Meeting
7:00 p.m. @ Harris Fox Lake Bank

Call to order at 7:02 p.m.

- Penny Cummings, Norm Brunner, Jim Cogar, Bob Koziol, and Eileen Perry were all present. Lynda Potas was present from Complete Management Solutions, our property management company. There were eight residents in attendance. The bank has requested, for security reasons, that we no longer keep the door propped open during our meetings. Attendees who arrive late will be requested to call a board member from their cell phones to gain access to the meetings. We appreciate everyone's cooperation.
- There were no new homes sales since the last meeting.
- A motion was made by Jim Cogar to approve the minutes of 8/22/06 TBHOA Meeting. Norm Brunner seconded, and the motion passed.
- Norm Brunner gave the Treasurer's Report. There is \$1,503.72 in the operating checking account, \$602.28 in the Boat Dock account and \$507.46 in the Boat Storage Building account. The Reserve Fund money market account is at \$9,611.31. There are also 2 Reserve Fund CD's at \$26,009.70, \$25,989.23 and \$15,000.00, in TCF Bank for a total of \$76,610.24 in the Reserve Fund. Eileen Perry motioned to approve the report, Bob Koziol seconded and the motion was approved.

Old Business:

- *Painting of Building Exteriors*
All painting of building exteriors has been completed. The contractor, Deck Tech, did a great job.
- *Light Fixture Replacement*
All fixtures have been replaced – project completed.
- *Roof Repairs*
Pending roof repairs were to be completed by the week of 11/27/2006 by Wilson Colonial.
- *Work Orders*
All open work orders are for interior drywall damage due to roof leaks and are to be completed pending completion of the roof repairs.
- *Fall Gutter Cleaning*
Fall gutter cleaning was completed on 11/22/2006. Lynda is to check to see if the storage building was done. Lynda will follow up on any missed areas.
- *Shoreline Erosion Repair*
All permits have been received. Phase One will commence in the Spring of 2007. Biotechnical Erosion Control Ltd. was awarded the contract at the cost of \$18,670.00 for the first phase. A total of \$6,223.33 was expensed in 2006

for permit fees and a deposit. Norm Brunner motioned that the contract for Phase One be awarded to Biotechnical Erosion Control and Jim Cogar seconded. The motion passed. Phase One will include repair of the worst 275 feet of shoreline using a bio-engineered restoration method that will include installation of bio-logs and native aquatic vegetation.

- *Foundation Repair*

The North end of building 12 had a major crack in the foundation. Repair was completed by American Foundation at a cost of \$9,550.00. Eileen Perry motioned to approve the expense and Bob Koziol seconded. The motion passed. The job was completed in three days with minimal issues. The contractor did a very professional job and did a great job of clean-up.

- *Buckled Common Sidewalk Repair*

The common sidewalk in front of Building 6 buckled in late summer. This repair was completed by Grant Township. No invoice has been received yet. Our thanks to Kim Kiegsen and Jim Cogar for completing this project so quickly.

- *Front Entrance Lights/Decorations*

Thanks to Bob Koziol for replacing the damaged electrical cable at the east side of the entrance. The holiday decorations were installed by Penny Cummings and Cindy Berg. The lighting was provided by Bob Koziol. The decorations look great. Thanks to all involved!

- *Wooster Lake No-Wake Ordinance Lawsuit*

There is nothing new to report at this time. Bonnie Thomson Carter will keep us informed of any changes.

- *WLCCA Annual Election Results*

The meeting and election were very contentious. The majority of the sitting board in attendance refused to count the ballots at the meeting and have continued to refuse to count them. Therefore, the election is unresolved.

- *Pumphouse Shutdown and Repair*

There was a brief shutdown and repair of the water pump the last week of November, due to the air compressor not functioning correctly. Lynda worked with Swanson and Heulmann on this issue and it was resolved quickly and with minimal disruption to residents.

New Business:

- *Dock Electricity and Irrigation*

Jim Cogar and Bob Koziol are continuing to explore options to bring electricity and perhaps irrigation down to the dock area. Both dock lighting (due to security) and watering of plants in this area are a problem. Jim and Bob will continue to research these topics and will keep us informed as they consider the options.

- *Mailbox Restoration*

Penny Cummings and Bob Koziol are checking into adding two plastic sleeves at each mailbox station in the Spring. One sleeve can be used for Tanneron information, and one for residents to place approved postings. The distribution boxes will probably also need to be replaced.

- *2007 Budget*

The meeting was turned over to Lynda Potas and Norm Brunner for discussion of the 2007 budget. There will be a 14.68% increase to owner association fees for 2007. As the complex ages, there is more expense for maintenance and repairs. Areas of significant increase include electricity (25%), garbage (9.5%), asphalt seal coating (\$5286), mature tree maintenance (\$7025), drainage repairs (\$3240) and reserve fund (\$5000). On a positive note, Association insurance will decrease by 3.6%, and all other budget line items will stay the same as 2006. After discussion, a motion was made by Jim Cogar to approve the budget as written, and was seconded by Eileen Perry. The motion passed and the budget approved. Thanks to Norm and Lynda for their time and effort on this budget.

Committee Reports:

- *Social Activities Committee*

Jack Wood reported that everything is in place for the annual Tanneron Bay Holiday Party. Thirty-four people have responded that they will attend. Thanks to the committee for arranging this party at Duke's Grill in Wauconda.

- *Boat Dock and Lake Committee*

Peter Dziadus reported that all boats and the docks have been removed for the season. An inventory of boats in the Boat Storage Building for the winter has been made and storage fee invoices will be sent after the holidays.

Reminders:

- All residents are to pick up after their pets immediately.
- There is no parking at any time on Tanneron Bay cul-de-sacs.
- Grant Township prohibits overnight parking on all Grant Township roads including Vista Court.
- All holiday decorations are to be removed and taken inside no later than 1/31/06.
- Vehicles should be removed from driveways during periods of snowfall exceeding 2 inches to allow for complete plowing.
- Please be courteous to your neighbors and be sure that all garbage and recycle trash is weighed down on garbage day to prevent it from blowing around the subdivision.

Adjournment:

At 8:00 p.m., Norm moved that the meeting be adjourned, Jim seconded the motion, and it was unanimously approved.

If you have a question or a problem prior to the next meeting, do not hesitate to contact Lynda at Complete Management Solutions at 815-814-7088 (phone), 815-459-5711 (fax), or cmspotas@comcast.net (e-mail), the Board at www.tanneronbay.com or any of the individual Board members below:

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We wish all of you safe and Happy Holidays!!!