

**QUINCY PARK CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING  
January 20, 2009**

A meeting of the Board of Directors of Quincy Park Condominium Association was held on Tuesday, January 20, 2009 at the Quincy Park Office at 1592 Quaker, Prospect Heights, Illinois, pursuant to the by-laws.

**Board Members Present:** Ms. Carrie Dawson  
Ms. Kathleen Donahue  
Ms. Lori Gosstrom  
Ms. Valerie Mlejnek  
Mr. George Nixon  
Mr. Jerry Nylander  
Ms. Mary O'Connor  
Mr. Joe Szyk  
Ms. Tami Trudell

**Also Present:** Ms. Bree Higgins, Asst. Property Manager  
Ms. Robin Pelsis, Recording Secretary

**CALL TO ORDER**

The meeting was called to order by George Nixon at 7:17 p.m. Roll call was taken and a quorum was present.

**OFFICER'S REPORTS**

**Secretary's Report**

Minutes

The reading of the minutes from the November 18, 2008 meeting was dispensed with.

Upon motion made by Joe Szyk, seconded by Lori Gosstrom and unanimously carried, it was

**RESOLVED** to accept the minutes from the November 18, 2008 meeting as presented.

Officers

Upon motion made by George Nixon, seconded by Lori Gosstrom and unanimously carried, it was

**RESOLVED** to appoint Valerie Mlejnek to serve as Treasurer.

Upon motion made by Lori Gosstrom, seconded by Jerry Nylander and unanimously carried, it was

**RESOLVED** to appoint Carrie Dawson to serve as Secretary.

Motions were made and seconded to appoint Lori Gosstrom, Tami Trudell and George Nixon to serve as President.

**UPON counting of secret ballot**, Tami Trudell will serve as President and Lori Gosstrom will serve as Vice President.

### **TREASURER'S REPORT**

The financial reports were reviewed.

Upon motion made by Valerie Mlejnek, seconded by Joe Szyk and unanimously carried, it was

**RESOLVED** to accept the unaudited financial reports and the October 2008 and November 2008 disbursements and financial statements as presented.

### **COMMITTEE REPORTS**

#### **Grievance** –

Upon motion made by Joe Szyk, seconded by George Nixon and unanimously carried, it was

**RESOLVED** to accept the December 2008 and January 2009 Grievance reports as presented.

**Maintenance** – the work order report and maintenance log were reviewed.

### **MANAGEMENT REPORT**

The management report as presented was reviewed.

**Tax Appeal** – the attorney was successful in obtaining a reduction in the real estate property taxes. Discussion ensued on how to pay the \$48,000 attorney fee for the reduction; Association pay full amount or charge the homeowners for their portion of the cost.

**2009 Pool Season** – a proposal from Pool Watch for the management of the pool this summer was reviewed. Displeasure with Platinum Pool last year was expressed.

**Roofs** – roof inspections were discussed. Management will solicit additional roof inspection proposals for Board review at the May meeting.

**Board Member Resignation** – due to job commitment, Joe Szyk submitted his resignation effective at the end of tonight's meeting.

Snow Removal – Quincy Park has reached the snow removal contract limit on the amount of snow during the snow season. Any snow removal will now be on a time and material charge. The current snow piles need to be pushed back and the contractor has estimated the cost for this to be \$12,000. It was discussed to table new pool furniture, no social events and no additional plantings in order to cover the unbudgeted expense to move the snow.

Pump House – the property has been sold to a company which hopes to build a multi family building on the site. It was felt this would not be approved by the City as the surrounding area is already at maximum capacity.

Approvals

Upon motion made by George Nixon, seconded by Mary O'Connor and unanimously carried, it was

**RESOLVED** to approve the following decisions:

- 1) Tax appeal – post the corresponding unit costs to the owners' account on June 1, 2009.
- 2) Pool Watch contract for the 2009 pool season.
- 3) Resignation of Joe Szyk from the Board of Directors.
- 4) Additional cost to have the piles of snow pushed back.

**ADJOURNMENT**

With no further business to discuss the open meeting was adjourned.

Upon motion made by Joe Szyk seconded by Lori Gosstrom and unanimously carried, it was

**RESOLVED** to adjourn the open meeting at 8:35 p.m.

Respectfully submitted,

*Robin Pelsis*  
Recording Secretary  
Desktop Express, Inc.

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Secretary

Date