

**QUINCY PARK CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
April 21, 2009**

A meeting of the Board of Directors of Quincy Park Condominium Association was held on Tuesday, April 21, 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
Ms. Tami Trudell

Also Present: Ms. Darlene Ahlstedt, Property Manager

CALL TO ORDER

The meeting was called to order by Tami Trudell at 7:15 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 March 17, 2009 meeting was dispensed with.

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

RESOLVED to accept the minutes from the March 17, 2009 meeting as presented.

Pet Regulations – responses by homeowners were discussed.

Upon motion made by Lori Gosstrom, seconded by Mary O'Connor and unanimously carried, it was

RESOLVED to adopt the pet regulations as distributed to owners.

TREASURER'S REPORT

The financial reports were reviewed.

Upon motion made by George Nixon, seconded by Jerry Nylander and unanimously carried, it was

RESOLVED to accept the unaudited February 2009 financial reports and disbursements as presented.

COMMITTEE REPORTS

Grievance –

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

RESOLVED to accept the April 2009 Grievance report as presented.

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

MANAGEMENT REPORT

The management report as presented was reviewed.

Pool House Revisions – Management updated the Board on repairs being performed by maintenance in the pool house.

Web Site Maintenance Agreement – signed and updates are being added to the web site.

Roofing Inspections – three roof inspection proposals were presented for review. Management is recommending Roofing Consultants as they have recommended the original roofer do any repairs needed in order to keep from voiding the existing warranty.

Roofing inspections was tabled pending verification of warranty not being voided by independent inspection and further investigation into potential class-action lawsuits.

Braun Masonry Proposals – two proposals for brick replacement on buildings with very bad water damage were reviewed.

Hansen's Landscaping Service – a proposal to repair the paver bricks surrounding the pool deck was reviewed.

Vehicle Stickers – a change to the replacement vehicle sticker policy whereby owners would be charged \$5.00 for replacement stickers was discussed.

Approvals

Upon motion made by George Nixon, seconded by Carrie Dawson and unanimously carried, it was

RESOLVED to approve the following:

Braun Masonry proposal to repair the brick on 159A (\$4,450) and 203A (\$3,950).

Hansen's Landscaping proposal to reset existing brick around pool deck at a cost of \$3,250.

Charge \$5 for replacement Quincy Park vehicle stickers, with the exception of replacement stickers for a new vehicle.

Disclaimer – the proposed wording from legal counsel on a disclaimer on advertising in either the newsletter or on the bulletin board was reviewed.

Upon motion made by Kate Donahue, seconded by Lori Gosstrom and unanimously carried, it was

RESOLVED to adopt the disclaimer wording as provided by legal for all ads in the newsletter or on the bulletin board.

ADJOURNMENT

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

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

RESOLVED to adjourn the open meeting at 8:40 p.m.

Respectfully submitted,

Robin Pelsis
Recording Secretary
Desktop Express, Inc.

Secretary

Date