

**QUINCY PARK CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING  
May 19, 2009**

A meeting of the Board of Directors of Quincy Park Condominium Association was held on Tuesday, May 19, 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 (arrived at 7:34 p.m.)  
Mr. Jerry Nylander  
Ms. Mary O'Connor  
Ms. Tami Trudell

**Also Present:** Ms. Darlene Ahlstedt, Property Manager  
Ms. Robin Pelsis, Recording Secretary

**CALL TO ORDER**

The meeting was called to order by Tami Trudell at 7:20 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 April 21, 2009 meeting was dispensed with.

Upon motion made by Lori Gosstrom, seconded by Valerie Mlejnek and unanimously carried, it was

**RESOLVED** to accept the minutes from the April 21, 2009 meeting as presented.

**TREASURER'S REPORT**

The financial reports were reviewed.

Upon motion made by Valerie Mlejnek, seconded by George Nixon and unanimously carried, it was

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

Discussion ensued on the renewing and/or purchasing of CDs.

Upon motion made by Valerie Mlejnek, seconded by George Nixon and unanimously carried, it was

**RESOLVED** to renew the maturing CD for \$95,000 at one year at 2.70% at Corus Bank.

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

**RESOLVED** to purchase a new CD for \$95,000 at one year at 2.70% at Park National Bank.

Audit –

Upon motion made by Lori Gosstrom, seconded by Carrie Dawson and unanimously carried, it was

**RESOLVED** to approve the 2008 audit as presented.

**COMMITTEE REPORTS**

Grievance – it was noted that 136D, who attended, should be fined for the first entry and not fined for the second entry.

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

**RESOLVED** to accept the May 2009 Grievance report as amended.

CAI – a write up on the CAI trade show by Jerry Nylander was reviewed and discussed.

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

**MANAGEMENT REPORT**

The management report as presented was reviewed.

Certain Teed Class Action – Management has filed appropriate paperwork to join the class action lawsuit against Certain Teed roofing shingles.

Roofing Consultant – Management has verified that a roofing consultant will not void the existing warranty on the roofs.

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

**RESOLVED** to approve Roofing Consultants to inspect the roofs at a cost not to exceed \$6,000.

Tru Link – it was noted, and Management inspected, the pool fence and found the wood portion it to be in need of repair.

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

**RESOLVED** to approve the Tru Link proposal to replace the wood pool fence at a cost of \$8,620 plus permits.

Tuck Pointing – three proposals from Braun Masonry were reviewed.

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

**RESOLVED** to approve the three Braun Masonry proposals for caulking units 101-130 (excluding 109) at \$3,625.00; tuckpointing units 101-130, reattaching dryer vents on units 105 and 127 and limestone replacement on units 106, 117, 120, 122, 127 and 128 at \$4,675.00; and remove and repair masonry on unit 123 at \$3,400.00.

Reese Electric – a proposal from Reese Electric for an additional light was tabled until next month.

Dollars for Scholars – the Board discussed the merits of continuing to contribute to this program. A motion was made by Lori Gosstrom to decline donating this year due to the current financial situation. The motion was not seconded and therefore fails.

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

**RESOLVED** to contribute \$250 to the Dollars for Scholars program.

### **EXECUTIVE SESSION**

The open meeting was recessed to enter an Executive Session at 9:10 p.m.

The open meeting reconvened at 9:25 p.m. and the following determination made.

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

**RESOLVED** to let the \$50 fine stand on 133D.

### **ADJOURNMENT**

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

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

**RESOLVED** to adjourn the open meeting at 9:26 p.m.

Respectfully submitted,  
*Robin Pelsis*  
Recording Secretary  
Desktop Express, Inc.

*Carrie Dawson*  
Secretary

06/16/09  
Date