

**QUINCY PARK CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
June 16, 2009**

A meeting of the Board of Directors of Quincy Park Condominium Association was held on Tuesday, June 16, 2009 at the Quincy Park Office at 1592 Quaker, Prospect Heights, Illinois, pursuant to the by-laws.

Board Members Present: Ms. Carrie Dawson
Ms. Lori Gosstrom
Ms. Valerie Mlejnek
Mr. George Nixon (arrived at 7:25 p.m.)
Mr. Jerry Nylander
Ms. Mary O'Connor
Ms. Tami Trudell

Board Member Absent: Ms. Kathleen Donahue

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.

OPEN FORUM

The homeowner from 113C was present to dispute a census violation.

OFFICER'S REPORTS

Secretary's Report

Minutes

The reading of the minutes from the May 19, 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 May 19, 2009 meeting as presented.

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 April 2009 financial reports and disbursements as presented and to write off bad debt of \$2,543.89.

COMMITTEE REPORTS

Grievance – it was noted that 154B – Pet Waste should be “Let Stand – Fine \$25” and 154B - Garage Storage should be “No Fine”.

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

RESOLVED to accept the June 2009 Grievance report as amended.

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

MANAGEMENT REPORT

The management report as presented was reviewed.

Mulch – to ensure safety, a proposal from the Mulch Store was accepted in order to get mulch down in both play areas.

Reese Electric – a light is being added to the courtyard by building 231. Maintenance has been able to pour the base and has a spare post. Reese Electric is being brought in to do the trenching and wiring.

Tru Link – the contractor has advised Management that the manufacturer no longer requires the contractors to insert rebar and concrete in every post. Management did find that there is a post stiffener as an alternative.

Upon motion made by Val Mlejnek, seconded by Carrie Dawson and unanimously carried, it was

RESOLVED to approve the following expenditures:

Mulch - \$2,625.00

Reese Electric for new light - \$2,170.00

Post stiffener for pool fence installation - \$3,264.00

Garage & A/C Wiring – Management requested an Ad Hoc committee be formed to review electric installation in garages. Management will write up a policy on what is allowed for Board review.

EXECUTIVE SESSION

The open meeting was recessed to enter an Executive Session at 8:30 p.m.

The open meeting reconvened at 8:55 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 Stand, No Fine on the census violation to 113C.

ADJOURNMENT

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

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

RESOLVED to adjourn the open meeting at 8:57 p.m.

Respectfully submitted,

Robin Pelsis
Recording Secretary
Desktop Express, Inc.

Secretary

Date