

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

A meeting of the Board of Directors of Quincy Park Condominium Association was held on Tuesday, July 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. Jerry Nylander  
Ms. Mary O'Connor  
Ms. Tami Trudell

**Board Member Absent:** Mr. George Nixon

**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 7:25 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 June 16, 2009 meeting was dispensed with.

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

**RESOLVED** to accept the minutes from the June 16, 2009 meeting as presented.

**TREASURER'S REPORT**

The financial reports were reviewed.

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

**RESOLVED** to accept the unaudited May 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 July 2009 Grievance report pending verification of 126B.

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

### **MANAGEMENT REPORT**

The management report as presented was reviewed.

Roofing – the Board directed Management to develop roofing specs for proposals.

Asphalt – currently out for engineering quotes.

Landscaping – there is a problem on the property with grubs and Japanese beetles.

Upon motion made by Carrie Dawson, seconded by Mary O'Connor and unanimously carried, it was

**RESOLVED** to approve the Acres Landscaping proposal for grub and Japanese beetle treatments at a cost of \$3,900.

Brick Replacement – there are two more ranch units (198 & 171) that need brick replacement.

Upon motion made by Kate Donahue, seconded by Valerie Mlejnek and unanimously carried, it was

**RESOLVED** to approve Braun Masonry for brick replacement at buildings 198 & 171 at a cost of \$3,950 each.

Office Window – a proposal from Feldco to replace the front window in the office was reviewed. Current window is difficult to close and has a broken seal.

Upon motion made by Mary O'Connor, seconded by Kate Donahue and unanimously carried, it was

**RESOLVED** to approve the Feldco proposal to replace the front office window at a cost of \$825.

Certified Pool Operator – the state is now requiring a certified pool operator. Brian Malatesta has agreed to undergo training for Quincy Park.

**ADJOURNMENT**

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

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

**RESOLVED** to adjourn the open meeting at 9:24 p.m.

Respectfully submitted,

*Robin Pelsis*  
Recording Secretary  
Desktop Express, Inc.

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Secretary

Date