

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

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

**Board Members Present:** Mr. Brad Baumgartner  
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  
Ms. Bree Higgins, Asst. Property Manager  
Ms. Robin Pelsis, Recording Secretary

**CALL TO ORDER**

The meeting was called to order by Tami Trudell at 7:19 p.m. Roll call was taken and a quorum was present.

**HOMEOWNER FORUM**

The open meeting was recessed at 7:20 p.m. to hold a homeowners forum and discussion of the proposed 2010 budget.

The open meeting was reconvened at 7:50 p.m.

**OFFICER'S REPORTS**

**Secretary's Report**

Minutes

The reading of the minutes from the September 15, 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 September 15, 2009 meeting as presented.

## **TREASURER'S REPORT**

### **2010 Budget**

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

**RESOLVED** to approve the 2010 budget as distributed.

**Financials** – current financial reports were reviewed. It was noted that LMS will be reversing the charges associated with placing owners into legal collection.

Upon motion made by Jerry Nylander, seconded by Carrie Dawson and unanimously carried, it was

**RESOLVED** to accept the unaudited August and September 2009 financial reports, disbursements and bank statements as presented.

It was noted that reserves are currently at \$811,299.

## **COMMITTEE REPORTS**

**Grievance** – the October grievance report was reviewed.

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

**RESOLVED** to accept the October 2009 Grievance report as presented.

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

## **MANAGEMENT REPORT**

The management report as presented was reviewed.

**Rules & Regulations** – the proposed rule addition regarding leases was reviewed.

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

**RESOLVED** to approve rule II-2.05 regarding leases for distribution to owners for review.

The option of including updates to the rules regarding number of garage sales, dog rule (should say 'dog' not pet) and hooks in the garages was discussed.

**Easement Investigation** – it has been determined that there is no current easement agreement with the current owner of the pump house property. It was determined to have the attorney send the owner a letter stating he needs to negotiate an easement agreement with Quincy Park.

Special Service Area 5 Investigation – Management has requested all SSA 5 financial records in order to determine where funds were spent in relation to the initial agreement.

**EXECUTIVE SESSION**

The open meeting was recessed at 8:15 p.m. in order to enter an Executive Session.

The open meeting was reconvened at 9:07 p.m.

**ADJOURNMENT**

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

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

**RESOLVED** to adjourn the open meeting at 9:08 p.m.

Respectfully submitted,

*Robin Pelsis*  
Recording Secretary  
Desktop Express, Inc.

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Secretary

Date