

**QUINCY PARK CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
January 19, 2010**

A meeting of the Board of Directors of Quincy Park Condominium Association was held on Tuesday, January 19, 2010 pursuant to the by-laws.

Board Members Present: Mr. Brad Baumgartner
Ms. Carrie Dawson
Ms. Kathleen Donahue
Ms. Valerie Mlejnek
Mr. George Nixon
Mr. Jerry Nylander
Ms. Mary O'Connor
Ms. Tami Trudell

Board Member Absent: Ms. Adeline Ambrosio

Also Present: Ms. Darlene Ahlstadt, Property Manager
Ms. Bree Higgins, Assistant Property Mgr.
Ms. Robin Pelsis, Recording Secretary

CALL TO ORDER

The meeting was called to order at 7:18 p.m.

OPEN FORUM

An open forum was held with the owner of 114C present to discuss his request for tow reimbursement.

OFFICER REPORTS

Secretary's Report

Minutes

A reading of the minutes from the November 17, 2009 meeting was dispensed with.

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

RESOLVED to approve the minutes from the November 17, 2009 meeting as presented.

Fourth Amendment to the Declaration

A fourth amendment to the Declaration that corrects scribes error was reviewed.

Upon motion made by Kathleen Donahue, seconded by Jerry Nylander and unanimously carried, it was

RESOLVED to adopt the fourth Amendment to the Declaration as presented.

TREASURER'S REPORT

Barrington Bank & Trust

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

RESOLVED to ratify approval of Barrington Bank & Trust as the Association's depository.

November-December 2009 Financial Reports – financial reports were reviewed and discussed. Current reserves are \$953,773.

Upon motion made by Jerry Nylander, seconded by Brad Baumgartner and unanimously carried, it was

RESOLVED to approve the November-December 2009 financial reports, disbursements and bank statements as presented.

Bad Debt Write Off

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

RESOLVED to write off bad debts of \$8,064.56.

COMMITTEE REPORTS

Grievance – the December 2009 and January 2010 Grievance reports were reviewed.

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

RESOLVED to accept the December 2009 and January 2010 Grievance reports as presented.

Maintenance Log – the maintenance log was reviewed.

MANAGEMENT REPORT

The Management report as presented was reviewed.

Neighborhood Watch – three security lights have been installed with no increase in electric costs.

Midwest Insulation – a proposal to have additional insulation blown into the office attic was reviewed.

Upon motion made by George Nixon, seconded by Brad Baumgartner and unanimously carried, it was

RESOLVED to approve Midwest Insulation to add additional insulation to the office attic at a cost of \$550.

Unit Owner Appeals

114C – request for reimbursement of tow.

Upon motion made by Brad Baumgartner, seconded by George Nixon and unanimously carried, it was

RESOLVED to deny the request for towing reimbursement.

135C – request to install a high efficiency furnace.

Upon motion made by Jerry Nylander, seconded by Brad Baumgartner and unanimously carried, it was

RESOLVED to approve the installation of a high efficiency furnace subject to it meeting all City codes and inspections and the Association receiving a copy of all documents supplied to, and provided by, the City.

ADJOURNMENT

With no further business to discuss the meeting was adjourned.

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

RESOLVED to adjourn the meeting at 9:13 p.m.

Respectfully submitted,

Robin Pelsis
Recording Secretary
Desktop Express, Inc.

Secretary

Date