



Tanneron Bay Townhome Condominium Association
26445 W. Vista Court; Ingleside IL 60041
www.tanneronbay.com

Draft Minutes of 9/21/04 Tanneron Bay Homeowners' Association (TBHOA)
To be Submitted for Approval at 11/23/04 TBHOA Meeting

The meeting was called to order at 7:01 p.m. at Harris (formerly Lakeland) Bank. Present were board members Norm Brunner, Jim Cogar, Penny Cummings, Peter Dziadus and Gail Wenzel. Carol Brown and Lynda Potas from Professional Association Management Services (PAMS) were also present.

The following new homeowners were welcomed to Tanneron Bay: Judy Castricone (26176 Vista Court), Mike Smyk (34726 Lakeside Drive), and Joyce Green (26238 Vista Court).

Peter proposed that the minutes of the 6/22/04 meeting be changed to reflect that the date of the next TBHOA meeting should have been 9/21/04 and not 9/27/04. Norm moved that the amended minutes be approved, Peter seconded the motion, and it was unanimously approved.

Norm gave the Treasurer's Report. There is currently \$6,141.85 in the operating checking account, \$4,321.16 in the Boat Dock checking account, \$3,872.14 in the Boat Storage Building checking account and \$70,957.73 in the Reserve Fund money market account. Penny moved that the report be approved, Jim seconded the motion, and it was unanimously approved.

The following Old Business was presented:

- The annual Garage Sale was a huge success, with the most homes ever participating. After all expenses of the sale were paid, the remaining \$122 from participants' fees was donated to the Ingleside Food Pantry. Many thanks to Jack & Lonnie Wood, Bob & Connie Koziol, Pat Vavrina and Esther Wold from the Social Activities Committee for their efforts in organizing this event.
- The annual Picnic & Fishing Tournament was again a big success, with the highest attendance to date for this event. A big thank you goes out to the Boat Dock & Lake Committee (Ed Kubicki, Jim Bernero, Jim Cogar, Patrick Cummings, Jeff Johnsen, Rupert Wenzel and Terry Wold) and the Social Activities Committee (Jack & Lonnie Wood, Bob & Connie Koziol, Pat Vavrina and Esther Wold) for all of their hard work in organizing and conducting these events.
- Sidewalk mud jacking repairs were performed for 15 homeowners, as well as the boat launch ramp in July. Some additional caulking of sidewalks was also completed. So far, everyone seems to be very pleased with the quality of the work.

The following New Business was discussed:

- An inspection of deck posts was completed recently, as some home owners have begun to report deterioration of posts. The inspection indicated that there are 27 posts that need to be replaced and 50 additional posts that need some form of maintenance performed on them. A number of bids were collected which were all very close in price. The recommendation is to replace deteriorated posts with treated pine instead of the original cedar that was used. Per the declarations and by-laws, the cost of post replacement would be an individual homeowner expense, as they are a limited common element, and not all of them need to be replaced. Like the recent sidewalk repairs, the post replacements would be paid for initially from the Association Reserve Funds, with individual affected owners to repay the expenses to the Reserve Fund over time. The posts that represent the most immediate safety hazards would be replaced first. Additional bids are also being obtained for replacement of entire decks, as some homeowners may want to replace their entire decks instead of having only parts of them replaced. The following questions and concerns were raised by various homeowners in attendance:

- Thad Kochanny stated that the decks are not attached to the buildings. Ed Kubicki stated that the inspection that was performed on their unit before they purchased it requested that the deck be bolted to the building, as it was only nailed to the building when it was constructed. The contractors being considered will be requested to make a recommendation to the Association in this matter.

- John Witt asked about the possibility of enlarging the decks. That might be complicated and expensive, as the cement patios under the decks would probably also need to be enlarged and placement of windows and other building elements might interfere with enlarging them. Thad Kochanny voiced a concern that allowing for the enlarging of decks may lead owners to want to make other changes, such as installing stairs, etc. Actually, the Association plat of survey and percentages of ownership of the various elements would need to be amended, which would require agreement of 75% of all owners. This is a very complicated and expensive process and would probably make enlarging the decks prohibitive.

- Donna Bassett inquired as to what kinds of warranties the deck work would carry and whether or not it makes sense to get quotes for replacing the decks with materials other than wood, such as vinyl. All contractors will be asked to provide warranty information and additional bids will be obtained for materials other than wood.

- Jack O'Hare stated that he would want to know the price of both wood and vinyl if he is going to need a post replaced.

After discussion, Peter moved that American Deck Builders be hired to repair and/or replace only the deck parts posing immediate safety hazards as soon as possible. Gail seconded the motion, and it was unanimously approved.

- The Boat Storage Building is starting to deteriorate due to drainage problems around the building. As a result, the ground underneath the back of the building has eroded significantly. Grant Township was consulted for the names of engineering firms that could address such problems. They recommended Bruce Shrake, who is actually a Tanneron Bay homeowner. The recommended repairs involve installing landscaping berms to divert water away from the overhead door. Then, a 2 foot X 12 foot board would be attached to the footing at the back of the building and the eroded area would be backfilled. There is also a 4 foot square section of the concrete floor that would be cut out and the area under it filled with sand to build up the base under the back of the building. Additional gutters also need to be installed. A quote has not yet been obtained, but Shrake has provided an estimate of about \$9,000 for all of the work. The gutters will probably cost about another \$500. The work needs to be completed as soon as possible to prevent further deterioration over the winter and to allow for boats to be pulled from the water and put into storage before the piers are pulled out for the winter. Shrake estimates that the work can be completed in 2-3 days. There is not enough money in the Boat Storage Building fund to pay for these repairs. The Boat Dock & Lake Committee has recommended doubling the storage fees for the building to offset the repair costs. Storage fees are currently \$1.00 per square foot and they recommend increasing them to \$2.00 per square foot. Even at \$2.00 per square foot, the fees would still compare extremely favorably to other boat storage facilities in the area. It is suggested that the repairs be paid for from the Reserve Fund and that the Boat Storage Building fund re-pay the expenses to the Reserve Fund within the next three years as the higher storage fees are collected. It was asked if the fees would be lowered after the repairs are fully paid for. The Boat Dock & Lake Committee recommends leaving them at \$2.00 per square foot, as there are other anticipated expenses as the building continues aging. Peter moved that the repairs be authorized, not to exceed \$9500, and that the boat storage fees be increased to \$2.00 per square foot to offset the expense. Norm seconded the motion, and it was unanimously approved.
- The walk path is in need of repair and/or replacement due to erosion. Over the winter, the Board will be soliciting and reviewing proposals for reconstructing the path. The sides of the path need to be built up and gutters need to be installed. Bids are being obtained for both asphalt and crushed stone construction. These repairs will be budgeted for in the 2005 budget. Jack O'Hare pointed out that an asphalt path would probably attract more area kids on skateboards, bikes, roller blades, etc. It will probably be a lot cheaper to reconstruct the path with crushed stone anyway.
- Bids are being collected from accounting firms to perform an outside audit of the Association's financial statements and records. It is recommended that an outside audit be performed at least every five years. Due to all of the changes in property management companies, it is a good idea to do one at the present time. It needs to be determined whether the audit should cover one or two years of the records. It is suggested that it might be a good idea to audit at least the last full year that Northwest Property Management was still managing the property.
- The Illinois Environmental Protection Agency (IEPA) recently conducted an inspection of the Association well and water system. The well and system passed the inspection with no violations noted. The IEPA did recommend that an ordinance be passed prohibiting cross-connection between the fresh water supply and the sewer system. Tanneron Bay does not have any such cross-connections. Jim moved that the ordinance be adopted, Gail seconded the motion, and it was unanimously approved.
- Jensen Disposal has been the waste removal contractor for Tanneron Bay for six years. They recently increased their monthly fee from \$731 to \$774. This is the first increase they have ever imposed since they have been providing service to Tanneron Bay. A bid was obtained from Waste Management for \$903 monthly, but it didn't include removing garbage from the cul-de-sacs with smaller trucks, which they said that they wouldn't do. The garbage would have to be brought from the cul-de-sacs to Vista Court by the residents on pick-up days. Jensen offered to lock in the new rate for three years. Norm moved that the Jensen proposal be approved, Penny seconded the motion, and it was unanimously approved.
- The Association insurance policy is up for renewal in November. The current policy from CISA that is serviced by Corkhill Insurance Agency was offered for renewal at no proposed increase in premium. This is very good news in light of the fact that insurance costs in general are on the rise, especially in light of the many recent natural disasters. Peter moved that the CISA policy be renewed with Corkhill at no increase in premium, Gail seconded the motion, and it was unanimously approved.
- The 2005 proposed budget is in the process of being drafted. It will be mailed to all homeowners in October and will be reviewed at the November TBHOA meeting.

The following topics were raised during the Open Forum portion of the meeting:

- Cele Cunningham asked where in the declarations and by-laws it states what homeowners are responsible for maintaining/repairing/replacing? Carol referred her to pages 18 through 22 of the declarations and by-laws.
- Jack O'Hare stated that he has a maintenance request pending from 8/17 for shrub removal and repairs from a leak. Requests for removal of live shrubs are accepted once annually in the spring. If Countryside can accommodate the request within their normal schedule at no extra expense to the Association, they will be asked to perform the work as time permits. Interior repairs from leaks are usually done for multiple units at the same time. A new maintenance contractor was recently hired and is working very hard to clear up pending work orders as soon as possible.
- Donna Bassett inquired as to when exterior light fixtures will be replaced, as many of them are in bad shape. Replacement of exterior fixtures is an individual owner expense and all fixtures must be the same throughout the subdivision. The Board and PAMS will be obtaining bids over the winter for replacement fixtures that are of a higher quality than the original ones. More attractive pricing can be obtained for owners by collecting bids for replacement of all fixtures. They are looking at fixtures that are also more attractive (nautical themes, prairie themes, etc.). In the spring, owners will be

invited to view the choices at a meeting and have input into the final fixture selection. Once a selection has been made, all owners will be given a time frame in which all original fixtures will need to be replaced with the new ones.

- Susan Rochlis asked how to go about having large, bulky items removed by Jensen. They will usually remove such items for a fee. She was advised to contact Jensen to find out what their current policy is.
- Thad Kochanny asked whether there is still budget money allocated for an emergency generator for the pump house. Yes, there is money budgeted for a generator, but there is no current commitment to undertake that expenditure. Thad also stated that the frequency of submitting testing reports to the IEPA should have declined after a track record of consistent acceptable reports had been established. The IEPA test report waiver did go into effect for Tanneron Bay in 2003, which resulted in testing and reporting costs decreasing by 75%. Thad stated that he and his brother have been having problems communicating with the Board regarding their concrete problems. Board members have been unable to open Thad's e-mail attachments. The concrete issue was discussed at the last Board meeting, and Thad and Florian will receive written responses to their inquiries from PAMS.
- Jack & Lonnie Wood announced that the 2004 Holiday Party will be held on Sunday, 12/5/04, at Duke's Restaurant in Wauconda. All Tanneron Bay residents are invited and encouraged to attend. More details will be made available closer to the date.

The meeting was adjourned at 8:25 p.m. The next meeting will be held on 11/23/04, at 7:00 p.m., at Harris Bank in Fox Lake. If you have a question or a problem in the meantime, do not hesitate to contact PAMS at 815-765 -9339 (phone) or 815-765-9340 (fax), the Board at TBcorrespondence@aol.com, or any of the individual Board members below:

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