



*Tanneron Bay Townhome Condominium Association*  
*26445 W. Vista Ct. - Ingleside, Illinois 60041*  
www.tanneronbay.com

**Draft Minutes of 11/22/05 TBHOA Meeting**  
**To be Submitted for Approval at Next TBHOA Meeting**

The meeting was called to order at 7:02 p.m. at Harris Bank Fox Lake. Present were Board members Norm Brunner, Jim Cogar, Penny Cummings, Bob Koziol and Eileen Perry. Lynda Potas of BP Management was also present. There were 10 homeowners in attendance.

Jim moved that the minutes of the 10/05/05 TBHOA meeting be approved, Norm seconded the motion, and it was unanimously approved. Norm gave the Treasurer's Report. There is currently \$453.12 in the operating checking account; \$5,130.10 in the Boat Dock account; and \$515.65 in the Boat Storage Building account. There is \$41,465.07 in the Reserve Fund money market account and \$35,630.80 of additional Reserve Funds in two different CD accounts, for a total of \$82,487.37 in the Reserve Fund. Penny moved that the Treasurer's Report be approved, Jim seconded the motion, and it was unanimously approved.

The following old Association business was presented:

- The status of additional repairs for the decks was discussed. There was disagreement between American Decorating and C.J. Installations as to what repairs were needed. After much discussion by the Board, it was felt that C.J. Installations proposed the most appropriate repairs. The recommended repairs are designated as safety vs. aesthetic issues. A second letter will be sent to those homeowners affected by next week. Penny apologized for the confusion. The Board will offer to have C.J. Installations perform the repairs, or owners may take care of these on their own. All repairs listed as safety issues must be completed by the end of April 2006. If repairs are not completed by then, C.J. Installations will perform the repair work and homeowners will be billed back for the expenses. Upon completion of all repair work, the remainder of the painting will be completed. Going forward, the Board and property management company are recommending that annual deck inspections take place, as well as roof inspections and gutter cleaning, in order to avoid safety issues and costly repairs due to the aging of the complex buildings.
- The replacement of light fixtures will be delayed until early Spring. Penny is working with the vendor to preserve the pricing as quoted. Options being considered are purchasing and storing the fixtures until Spring, or waiting to purchase them until just before the installation date. Homeowners may have the new fixtures installed on their own, or will be billed back for the installation expense.
- A second grant application has been submitted for the shoreline restoration project. The grant is provided from Lake County Storm Water Management. This grant allows for a 50 % matching of funds. There were three bid proposals obtained for three different methods of restoring the shoreline. One of the methods proposed nothing but native plantings as an erosion buffer. A second bid proposed a combination of stonework and native plantings as a buffer. The third bid proposed installation of a "bio-log" and native plantings as a buffer. The Board recommends using the third method, as it is the method recommended in the Lake County study of the lake. This method will not only look really nice over time, but it should also deter geese from using the shoreline.
- All residents were encouraged to attend the Town Hall Meeting organized by Bonnie Thompson Carter to take place at Grant High School on 11/29/2005. This meeting is to discuss the facts surrounding the petition to keep Wooster Lake a "no-wake lake." Penny encouraged everyone to support Bonnie's efforts on behalf of Wooster Lake.
- A big thanks went out to the Boat Dock and Lake Committee for their great success in getting all boats removed and ready for storage.
- A reminder was given for the annual Holiday party at Duke's in Wauconda. The party will take place on 12/4/2005 from 3:00p.m.-8:00 p.m. About 35 people were signed up to attend.

**NEW BUSINESS:**

- The 2006 budget was presented. A copy had previously been mailed to all homeowners. No increase in assessments was proposed, even though increases are budgeted for electricity (10%), lake and pond maintenance (4%), lawn and landscape maintenance (5%), snow removal (10%), insurance (4.5%), accounting and taxes (11%) and management fees (5%). The budget includes funds for mulching of the trees and walkways only next year. The drought of 2005 stopped some of the planned plantings and improvements from occurring. Funds not used will be rolled over into the planned improvements for next year. No money is budgeted for the 5-year landscape improvement plan for 2006. Any snow removal funds not used in 2005/2006 will be used for landscape improvements in 2006. Jim moved to approve the budget as presented, Eileen seconded and it was unanimously approved. Thanks to Lynda and Norm for a difficult job well done.

- The date for the next homeowner's meeting has not been announced. As soon as the date is chosen, it will be published.
- Jack O' Hare questioned whether or not gutter cleaning was scheduled. Penny responded that we would try and have it done before freezing temperatures.
- A reminder was made from the floor to all homeowners to weight down garbage. Due to strong winds there is often significant loose garbage/recycling at the end of the cul-de-sacs.

A motion was made for adjournment at 7:45 p.m. by Penny, seconded by Norm, and unanimously approved.

If you have a question or a problem, do not hesitate to contact B.P. Management at 815-765 -9338 (phone) or 815-765-9340 (fax), the Board at [www.tanneronbay.com](http://www.tanneronbay.com) , or any of the individual Board members below:

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