

Shadow Lake Village
Board of Trustees State of the Village Meeting
Tuesday, September 21, 2004. 7:30 pm.
Call to Order: 7:30 pm.

In attendance:

Board of Trustees

President Kevin Byrne
Vice-President Ned Hammond
(absent)
Secretary David Anderson
Treasurer Warren Van Nosedall
Walter Lohmann
Roger Nicholson
Fr. Joe Quinlan
Cathleen Sullivan

Wentworth Administration

Richard Carpenter
Worthmore Maintenance
Chris Tensen
Jim Sullivan
Marion Security
Captain Albert Byrnes

Attorney

Martin Barger
Residents
(Attached)

Salute to the Flag: Kevin Byrne

Opening Prayer: Father Joe Quinlan

Introduction of The Board of Trustees and Managers: Kevin Byrne

President's Remarks: Kevin Byrne

- *Welcome to all the residents who are in attendance.*
- *He gave a brief explanation of how the trustees act in the best interest of the Association.*

Treasurer's Report: Warren Van Nosedall:

- *Warren presented an overhead presentation about the Association's current finances. (Attached)*

Trustee Reports:

- *David Anderson reviewed his responsibilities. He also advised that the Rules and Regulations will be presented next year.*
- *Walter Lohmann reviewed his responsibilities. Walter thanked the groups for their contribution to the betterment and quality of life in the Village.*

- *Walter advised that residents need to stay educated on the rules and regulations. If a resident feels a rule should be reconsidered they should bring their concerns to the Board of Trustees. Residents should contact Security when they see a violation.*
- *Roger Nicholson reviewed his responsibilities.*
- *Roger advised that insurance premium is \$220,000 this year. He reminded residents that the Association Uniform Policy has been established for Village hired contractors. Residents' contractors need to have insurance. Future information will be provided in the Chatterbox.*
- *Roger advised that a process is being established for long range plans in the Village.*
- *Roger advised that the Capital Equity fee for new homeowners is being increased to 1% of the purchase price in January*
- *Roger reviewed the differences in expenses for the operating, reserve, and capital equity accounts.*
- *Roger reviewed work order procedure. 2% of work orders are not completed. The Board of Trustees will meet with Worthmore to review procedures.*
- *Cathleen Sullivan is enjoying the challenge of serving on the Board of Trustees for the past three months. She reviewed her responsibilities.*
- *Cathleen requested volunteers to serve in vacant Condo Rep positions.*
- *Cathleen advised the Pet Club's Boutique has proven successful over the years and will be held on Saturday, October 15th.*
- *Cathleen Sullivan, speaking for Fr. Joe Quinlan, reviewed Fr. Quinlan's responsibilities.*
- *Warren Van Nosedall has served on the Board of Trustees for 3 months. He reviewed his responsibilities.*
- *Warren has been appointed Treasurer of the Association. Copies of the Treasurer's report are available in the Administration Office. The 2005 budget will be discussed at the September 23rd Business Meeting.*

Questions and Concerns:

- *Al Weiskopf asked what the additional \$2,500 listed under professional fees in the budget was for. Kevin Byrne responded that the money covered engineering costs.*
- *Tim Burke asked why such a small amount of money was budgeted for termites. Kevin Byrne advised that Worthmore employees were licensed to treat termites. Today we use an outside contractor for labor and chemicals. Roger Nicholson advised that large expenses will be incurred for the next two years and then insurance on each building will be \$200 a year.*

- *Casey Gerrity questioned the insurance increase offered for termites. Warren Van Nosedall explained insurance costs will be determined annually by the treatment company.*
- *Helen Washileski asked if buildings or units are treated for termites. Kevin Byrne advised the whole building is treated. Cathleen Sullivan advised treatments are usually done on the outside.*
- *The resident at 76 Berkshire requested that the entire building be treated when core unit is affected. Termites are subterranean and can not always be seen. Repairs can be very expensive.*
- *Florence Hutchinson was concerned about aesthetics at an unattended unit on Ellsworth Court. Rich Carpenter will follow up with the owner.*
- *A resident suggested solar energy should be considered in the future as an alternative energy source.*
- *Joan Gardner advised the pavement needs to be replaced in her court. Kevin Byrne advised the Board of Trustees will make sure area is part of pavement survey.*
- *Joan Gardner asked when new garage doors will be installed on Andover Court. Roger Nicholson advised that a funding plan will start next year and garage door replacement will be completed in the next few years.*
- *A resident was concerned about the mold forming on brick patios and asked if trees were going to be removed. Walter Lohmann advised patios are residents' responsibility. Tree removal requests need to be turned into Administration.*
- *A resident would like the MIA flag re-installed at the front entrance.*
- *The resident at 1 Eastport Court asked if gutter guards have ever been considered. Chris Tensen advised they are successfully used but require additional maintenance. Kevin Byrne advised the BOT has recently re-considered new guards.*
- *Barry Cruikshank advised that water enters his garage and forms ice.*

Announcements:

- *N/A*

Adjourned: 9:20 pm

Respectfully Submitted,

*Richard Carpenter
Administration Manager*

*David Anderson
Board Secretary*