

WHISPERING LAKE TOWNHOME

BOARD MEETING MINUTES

MONDAY JULY 28, 2008

Board Members Present: Toni Winninger, Ray Reilly, Nancy Davey, Jackie Petit, Diane Pagoulatos

Homeowners Present: Seven (7)

Management in Attendance: Debbie Nissen

The meeting was called to order at 7:05 p.m. and a quorum was established. The June 30, 2008 minutes were reviewed , and approved with corrections.

Financials: The Board reviewed the financials and approved them. Diane reported that an updating of the signers on all accounts needs to take place. Current officers and directors will be placed on the accounts at the next meeting. Signatory cards will be brought to the next meeting. Diane will research the renewal dates of the CDs and report back to the Board next meeting.

Pending Business: Summer inspections will continue early next month with the back units being inspected . Diane suggested we have deck inspections conducted by a deck company . The other elements, window wells, deck and planting,barbecue grills and non-compliant items will be inspected and noted by Debbie and Diane. Findings will be brought back to the Board to be reviewed.

On the topic of the Sump Pump Line Burials, the Board reviewed the Proposal from Fiore Landscaping . Don Fiore has completed work for Whispering Lake in previous years (2002 last time on the property) and he has a history with the property. His bid includes 6 inch and 8 inch PCV Schedule 35 trunk line drain tile which is required in order to keep all equipment from freezing. It has been five (5) years since work has been done. Four buildings were completed in 2002. The President mentioned that there have been no problems with his work. The project called for 27 units in this bid: Buildings 12,13, 14, 15, and 16.. The complete price is \$52,237. The other bids from, Brickman include 4 inch drain tile and connectors at \$1,490 per unit for 27 units, totaling \$40,230. G&M from Highland Park quoted also 4 inch solid drain tile and 4 inch drain connectors for 27 units at \$1,165.00 per unit for a total sum of \$31,455. The Board felt that Don Fiore's bid was more comprehensive and provided more assurance of future prevention of winter freezing problems. Ray Reilly made a motion to accept the bid from Don Fiore and the Diane seconded the motion. The Board passed the bid for Don Fiore to begin work on the burial of the sump pump lines. Work will begin the middle to the end of August.

The Board reviewed painting bids from Komen and AAA painting contractors. The bids include preparation, cleaning, caulking, and painting of the masonite half-moons on the Mallard and Drake models, replacement of the pillar posts where needed, power wash the front of the all units in preparation to paint the drivit above the garage doors,scrape and paint the existing pillar posts, replace weatherstripping on the sides of the garage doors where needed, prepare ,scrape, and paint the garage door trims . The Board noted that painting the entry doors was not included and wished to include them. The Board noted that the use of cedar from one vendor, and pine was used from the other vendor in the bids for the pillar posts. A bid for the replacement of the pillar posts was also viewed by Scott Baker. This did not include painting of the replaced posts. One vendor would remove the address numerals and the other vendor would not. Diane suggested we look into purchasing new nickel reflective numerals and provided samples for the Board to consider. There were optional bids from both contractors to power wash the front entries of each unit. Doug Kornfeld presented a bid also and Ray Reilly made a motion to accept Doug Kornfeld's bid to power wash the front entries. Jackie seconded it. The Board voted for Doug to power wash the front entries. A flyer will notify the homeowners when the power washing will take place. Further clarification of the two painting bids was needed and Debbie would get back to the Board and a phone vote would possibly be taken to move the process forward. The Board indicated they wished to make a decision before the next meeting .

The Board reviewed three bids for the replacement of damaged garage doors. Two vendors were reviewed: Overhead Door and Raynor Door. Aero Door has not turned in a proposal as yet. The present doors are not insulated and one bid (Overhead) describes an insulated door. The garage door or panels to be replaced must not be insulated. A suggestion was made to Debbie to call Quality Door Company in Wheeling and also to check with Mike Cloud who would have further information about the original doors we presently have ,model number and color.

The Board reviewed a letter sent by Unit Owner Marilyn Duerst of #13349 requesting the Board to reattach a loose board under the fireplace. The Board instructed Debbie to arrange to remedy this problem. At Your Service will be coming out.

Management Report: Debbie Nissen gave the management report. A violation will be sent out to Unit #13304 for various violations while in the process of moving out of the complex. The Unit #13327 has been sold and the closing will be July 31, 2008. The seller inquired as to the ownership of the Satellite Dish. The President stated the Satellite Dishes are the property of the Association. There are presently five units for sale.

New Business: The spring/summer Back inspections will take place in early August and they will include checking the status of the window wells since 2006 , the plantings around the decks and air-conditioners, placement of barbeque grills (charcoal and gas) and any non-compliant items found on the decks and on the patios, and in the garden areas. Debbie and Diane will be conducting the inspections. Diane mentioned that she felt we needed deck professionals to determine the condition of the decks. Debbie

mentioned that American Deck Repairs gave us a bid on deck repairs without being asked to do so. Unit Owners of #13359 and # 13337 have requested the Board note that repairs are needed.

The next Townhome Meeting will be on Tuesday August 26, 2008 at the Clubhouse at 7:00 p.m.

Homeowner Session;

- The President of the Umbrella Board Brad Petit suggested to the Board about having volunteers to weed units that owners are not able to do so, or units for sale or owners that are not in town. Several board members were opposed stating that this is not the task of the homeowner and that there are liability issues. A discussion took place trying to define whose responsibility is it to tend to the back deck areas, which are not being weeded. Is this the duty of the homeowner or the Umbrella Association to maintain the landscaped areas? The President suggested we poll the homeowners and it was suggested to include this question in the Survey on the Townhome website.
- Homeowner of Unit # 13358 presented his problem to the Board. His two window wells have over-filled when there are heavy rains and his basement has flooded several times. The water is not draining properly and needs to be remedied. Debbie will attend to this matter,
- Unit Owner # 13267 reported a disconnected drain on the side of the building. Debbie will have it repaired.
- Unit # 13323 has a disconnected drain also between this unit and Unit # 13325. Debbie will look into the matter and have it repaired.

Adjournment: There was a motion for adjournment and the meeting was adjourned at 8:40 p.m.

Executive Session : An executive session was requested. The Board held an executive session. The executive session was adjourned .

Adjournment: There was a motion for adjournment and the meeting was adjourned at 8: 48 p.m.

Respectfully submitted,
Diane F. Pagoulatos