

**SANDBURG VILLAGE HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS SPECIAL MEETING  
NOVEMBER 2, 2016**

HOA's Alcott House Hospitality Room, 1460 North Sandburg Terrace, Chicago, Illinois 60610

Present: Mary Murtaugh – Association 1  
Mario Rizzo – Association 1  
Robert Connor – Association 2  
David Guilbert – Association 2  
Mary Beth Wheeler – Association 2  
Stan Smith – Association 3  
Kim Ruhlander – Eliot  
Gabrielle Thronson – Eliot (via speaker phone)  
Leslie Deitch – Faulkner  
Margery Ryan – Faulkner  
John Berchem – Lowell  
David Beck – Association 7  
Barbara Fiacchino – Association 7  
Marcie Johnson – Association 7

Also present were Steve Habib, HOA Property Manager, Melissa Goodwin, Assistant Property Manager, and David Barnhart, Assistant Vice President, of Draper and Kramer, Incorporated. Barbara A. Roberts acted as Recording Secretary.

**CALL TO ORDER and AGENDA REVIEW**

Mr. Connor declared that a quorum was present and called the meeting to order at 5:30 p.m. There were no changes to the agenda.

**ACTION AND DISCUSSION ITEMS**

**Village Security**

Mr. Connor stated that the proposed 2017 HOA budget, which was approved for distribution to all Village unit owners at the September 21, 2016, HOA Board meeting, calls for reduced security coverage to reduce expenses. He noted that this was not well received among the Village associations, and that Association 3, the townhouse association, has specifically requested that security coverage not be reduced. Mr. Connor further stated his recommendation that security coverage for 2017 remain at its present level of 84 hours per week – seven daily 12-hour shifts, from 5:00 p.m. to 5:00 a.m., per week – noting that this will bring the HOA assessment increase for 2017 to 3.98% instead of the 3.35% increase approved on September 21. He also mentioned other duties that the security guard performs, and stated that the Association 3 Board has agreed to review Village security with the HOA Board during the coming year. Discussion ensued, following which **Mr. Berchem moved to amend the proposed 2017 HOA Operating Budget by restoring the amount of \$40,169.00 to the “Security Contract” line item, bring the total for that line item to \$80,338.00. Ms. Fiacchino seconded the motion, and it passed, with Ms. Deitch and Ms. Johnson opposed.** Mr. Connor reiterated his remarks that the issue of security will be reviewed during the coming year, and suggested that HOA Board meetings be held in September, October and November of 2017 to discuss and finalize the 2018 budget.

**2017 Draft Budget**

Mr. Berchem guided the Board through an explanation of the proposed 2017 HOA Budget that compares the total assessment income in the budget that was approved by the Board at its September 21 meeting – noting that 3.35% was an incorrect figure for the approved total assessment increase – with the total assessment income as it will have to be increased because the proposed security coverage for 2017 will now be the same as that for 2016. Discussion ensued, after which **Mr. Beck moved to approve the distribution to Sandburg Village unit owners of the amended proposed Sandburg Village Homeowners Association Operating Budget for 2017, which calls for a net 3.98% increase in assessments. Mr. Berchem seconded the motion, and it passed, with Mmes. Deitch, Murtaugh and Thronson and Mr. Rizzo opposed.** Further discussion ensued.

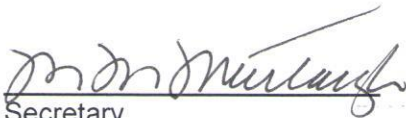
The Board then agreed on December 19 as the date for the meeting at which it will approve the proposed 2017 budget. The Board also agreed on December 14 as the date of its annual Holiday Party, to be held at The 3<sup>rd</sup> Coast Café.

During the discussion, Ms. Thronson left the meeting at 6:04 p.m.

**ADJOURNMENT**

There being no further business to come before the Board, upon motion duly made by Mr. Beck and seconded by Ms. Johnson, the meeting was adjourned at 6:06 p.m.

Respectfully submitted,

  
Secretary