

**SANDBURG VILLAGE CONDOMINIUM HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
October 25, 2023**

The meeting was conducted by Zoom videoconference.

Present: Andrew Baglini – Association 1
James Lothe – Association 1
David Ruhland – Association 1
Robert Connor – Association 2
Sarah O'Neil – Association 2 (joined meeting at 6:56 p.m.)
Mary Schneider – Association 2
Bruce Kaminsky – Eliot
Beth Murphy – Faulkner
John Berchem – Lowell
Louise Pauly – Lowell
Barbara Fiacchino – Association 7
Marcie Johnson – Association 7
Nancy Slattery – Association 7

Also present were Melissa Goodwin, HOA Property Manager, and Tahalia Melendez, Administrative Assistant, of FirstService Residential; and Paul Gaudette of Wiss Janney Elstner. Barbara A. Roberts acted as minute taker.

CALL TO ORDER and AGENDA REVIEW

Mr. Connor called the meeting to order at 6:30 p.m. Ms. Goodwin called the roll and declared that a quorum was present.

APPROVAL OF MINUTES

Ms. Slattery asked if there were any additions or corrections to the minutes of the regular Board meeting held on September 27, 2023. There being none, ***Ms. Slattery moved to approve the minutes of the regular HOA Board of Directors meeting held on September 27, 2023, as presented. Mr. Kaminsky seconded the motion, and it passed unanimously.***

PRESIDENT'S REPORT

Mr. Connor stated that he had nothing to add to the items that will be discussed during the meeting.

FINANCIAL REPORT

Mr. Berchem reviewed with the Board the Financial Summary for the period ended September 30, 2023, as follows:

Operating Fund net income, current month:	(\$62,900)
Operating Fund net income, year to date:	\$214,601
Operating Fund balance:	\$315,492
Ratio of Operating Fund balance to one month's operating expenses:	1.9

Replacement Fund interest income, year to date:	\$69,325
Replacement Fund average CD yield:	2.18%
Replacement Fund expenses, year to date:	\$264,635
Replacement Fund balance:	\$4,813,260

Mr. Berchem reported that delinquencies are under control and that the Replacement Fund balance is excellent, allowing HOA to pay for items as they arise, and adding to the fund every month.

UNIT OWNER COMMENTS AND QUESTIONS

A unit owner asked about the use on the property of gas-powered leaf blowers, which are very noisy, and whether Christy Webber workers could use battery-powered electric blowers, which are much quieter, and which are used by Bartlett Tree Service. Ms. Goodwin responded that she discussed the matter with Christy Webber and was told that electric blowers do not hold a charge great enough to allow the workers to complete their task on a property as large as HOA. She added that Christy Webber informed her that the firm continues to research the possibility of using electric leaf blowers, and that she also asked Bartlett about the blowers and was told that they do not use leaf blowers on any properties that are as large as HOA. Discussion ensued about limiting the amount of blowing performed as much as possible, taking into account the need to keep leaves from clogging drains on the malls. Ms. Slattery commented about dog owners from across LaSalle Street using the Village dog runs, some of whom do not clean up the area after their dogs have used the dog runs. Ms. Goodwin stated that if a problem has arisen, she will talk to the dog owners, and also described the clean-up efforts of the HOA maintenance crew. Further discussion ensued about nonresidents using the dog runs.

ACTION AND DISCUSSION ITEMS

2023 Village Capital Projects Update

Mr. Gaudette presented his report, as follows:

- General Work: Work has begun on inspecting the undersides of the Lowell, Faulkner and North mall areas to determine the extent of the work needed and how to phase the work. The A-B, C-D and South malls remain to be inspected. The repairs to the leaking tennis court light pole appear to be working well, such that the leakage has stopped.
- South Mall:
 - South Mall: Work on the townhouse area is being planned, both on the mall and beneath it, most likely to be performed next year.
 - South Mall Drainage at Eliot West Door: Zera will install the larger plaza drain to enhance drainage along the west storage room wall of Eliot House in the spring. HOA staff will monitor and clean out the mulch and leaf build-up at the drains.
- AB Mall:
 - 1455 North Sandburg Terrace Unit 102B Build-Out: A trench drain is being installed, and the work is going well.
- CD Mall:
 - Work on the driveway is targeted for 2024.
- North Mall:
 - Germania Place Expansion Joint: Zera will also work on the expansion joint at the front entrance of James House in the spring.
 - Burton Place: WJE inspected the "speed table" on Burton Place and has found a stripier that will provide a price to work on the speed table as well as provide options for shutting down Burton Place.

- Lowell House:
 - Repairs will be made to the expansion joint on the north side of the building. The joint was last repaired about 15 years ago, and repairs will be scheduled for next year.

The Board thanked Mr. Gaudette, and he left the meeting at 6:56 p.m.

Sarah O'Neil joined the meeting at 6:56 p.m.

Master Association Resale Disclosure Form

Ms. Goodwin explained that HOA's disclosure form is updated bimonthly, with the only change being the Reserve Fund balance, and is actually seldom used because unit owners do not pay HOA directly. She noted that the Reserve Fund balance as of September 30, 2023, was \$4,724,419.00. **Mr. Berchem moved to approve the Resale Disclosure Form as presented for use in resales. Ms. Slattery seconded the motion, and it passed unanimously.**

2024-2026 Landscaping Maintenance

Ms. Goodwin stated that she sought bids for a landscaping contract, which is separate from the irrigation and tree maintenance contracts, and directed the Board's attention to a bid comparison providing details of bids from Christy Webber, BrightView, Woodlawns, Yellowstone and Semmer, noting the price range from \$178,000.00 to \$306,955.00. She explained that the pricing covers daily landscaping maintenance and four seasonal entrance pot rotations, and that the highest bids were from Yellowstone and Semmer, the lowest bid was from BrightView, and in between were Christy Webber and Woodlawns. Ms. Goodwin noted that HOA has used Christy Webber's services for over six years, that lately its work and its seasonal designs have been somewhat mediocre and that there has been considerable turnover in the daily on-site crew. She stated that after comparing Christy Webber, BrightView and Woodlawns, she feels that Woodlawns would offer the best service for an amount that is only slightly over budget. Ms. Goodwin added that Woodlawns offered to maintain the same rate for all three years of its contract and is willing to meet with the Board if it wishes. Discussion ensued. **Mr. Ruhland moved to approve the proposal submitted by Woodlawns Landscaping Company on October 19, 2023, for a three-year seasonal flower program and landscaping maintenance, in the amount of \$219,014.00 for 2024, 2025 and 2026. Ms. Fiacchino seconded the motion, and it passed unanimously.** Further discussion ensued.

2024-2026 Irrigation Maintenance

Ms. Goodwin stated that she sought bids for the irrigation system maintenance, noting that Halloran and Yauch has provided the service for about nine years but that its service has declined and the technician who has provided service all along is now no longer available. She listed the vendors that submitted bids and conveyed her recommendation to accept the bid from Irritech, which is the lowest bid but which does not include RPZ testing, noting that HOA's plumber can perform the testing. Ms. Goodwin also noted that Irritech's pricing is below the budgeted amount. After discussion, **Mr. Ruhland moved to approve the proposal submitted by Irritech for a three-year contract for annual irrigation system maintenance in the quoted amount of \$9,564.00 per year for 2024, 2025 and 2026. Ms. Schneider seconded the motion, and it passed unanimously.**

2024-2026 Tree Maintenance

Ms. Goodwin advised the Board that she sought bids for tree maintenance and that Christy Webber and Woodlawns recommended continuing with Bartlett Tree Experts at \$39,900.00 per year for three years, noting that it has not increased its pricing to HOA for the last nine years. She stated that Brightview has its own tree maintenance company and that its rate was \$45,000.00 for the year. Ms. Goodwin stated that Bartlett has always offered excellent, comprehensive service. ***Mr. Berchem moved to approve the proposal submitted by Bartlett Tree Experts on September 20, 2023, for three-year tree and shrub pruning, removal and plant health care, in the amount of \$39,900.00 in 2024, \$39,900.00 in 2025 and \$39,900.00 in 2026. Ms. Schneider seconded the motion, and it passed unanimously.***

ADDITIONAL BUSINESS

Ms. O'Neil announced a neighborhood walk-around with Police Commander Barz scheduled for October 26 at 1:00 p.m., meeting on the second floor of the Jewel-Osco at Clark and Division, and discussing recent events in the neighborhood and police response. Ms. Slattery provided information about the proposed Fern Hill development and stated that 2nd Ward Alderman Brian Hopkins is seeking feedback about it from neighborhood residents. She added that she will share a survey form that was distributed to JK residents regarding the development, and noted that Fern Hill has made a presentation to the Chicago Planning Commission. Mr. Ruhland, describing himself as a dog owner, asked about the annual replacement of the sod along Schiller between Clark and LaSalle, and noted that Eliot House has installed fencing along the sidewalk to prevent dogs from relieving themselves on the parkway grass. He suggested exploring the possibility of installing fencing, first determining the cost of fencing compared to the cost of replacing the sod each year. Ms. Goodwin responded that she has discussed the matter with the landscaping vendors from whom she sought bids, and intends to work with Woodlawns about the matter as well as with Inside-Out Painting Company, which will be repairing damaged fencing. She noted that new, additional fencing is included in the 2024 budget. Ms. Fiacchino suggested using stones or rocks instead of grass, which Ms. Goodwin agreed could be used anywhere other than in the area around the Tot Lot. Mr. Connor noted that fencing would be a one-time expense whereas replacing the sod is an annual expense, such that a three- or five-year comparison would be better. Ms. Goodwin added that HOA spends about \$12,000.00 annually to replace sod.

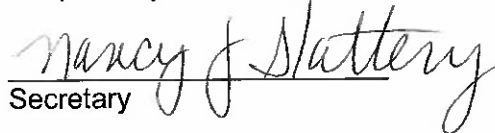
DIRECTORS-MANAGEMENT FORUM

Ms. Goodwin asked if the Board wishes to hold a Holiday Party this year. Many Board members agreed that it should be held, and Ms. Goodwin stated that she will contact the 3rd Coast Café. She announced that the next Board meeting will be held via Zoom on November 15, and that it will include the adoption of the 2024 budget, adding that the proposed budget mailing is scheduled to occur later this week. Ms. Goodwin stated that the pools have been closed, that the pool equipment will be winterized on October 24, and that the tennis courts' last day of operation was on October 22. She added that Christy Webber will complete landscaping for the season on November 30, and that Dr. Reena Shah's new space is expected to be completed by the end of November, adding that there may be some interest in renting her current space for one year after she leaves it.

ADJOURNMENT

There being no further business to come before the Board, upon motion duly made by Ms. Johnson, seconded by Ms. Slattery and unanimously approved, the meeting was adjourned at 7:38 p.m.

Respectfully submitted,


Secretary
