



Peter Bakas called the meeting to order at 7:30 PM at Kennedy Junior High School. Board Members present: Peter Bakas, Linda Gilbert, Margaret Hough Les Lavin, Chris Lotysz, Michael Monroe, Mark Munoz, Michael Olson, Susan Quasney, Bill Swiderski, John Warrington. Board Members excused: Pat Coughlin-Schillo, Tony Dolinar, Bob Klaeren, Alden Snyder. Management: Julie and Tom Maschmeier. Paula Gleason was Recording Secretary. A quorum was present.

Election of Officers

Congratulations were extended to re-elected directors Bill Swiderski, Area A; Les Lavin, Area E; Bob Klaeren, Area L; Peter Bakas, Area N and to new Directors Chris Lotysz, Area B; and John Warrington, Area K. Welcome back extended to new appointees Linda Gilbert, Area M and Michael Olson, Area O after a ballot vote.

Board Motion: Bill Swiderski motioned to nominate Susan Quasney as Board Secretary, Mark Munoz seconded; Michael Olson motioned to nominate Bill Swiderski as Board Treasurer, Michael Monroe seconded; Peter Bakas motioned to nominate Les Lavin as Vice President, Michael Monroe seconded; Les Lavin motioned to nominate Peter Bakas as Board President, Marg Hough seconded; all motions were passed by a unanimous voice vote.

Open Forum - None

Minutes of the Prior Meeting

Minutes of the November meeting were reviewed.

Board Motion: Michael Monroe motioned to approve the November minutes, Mark Munoz seconded. Motion was passed by a unanimous voice vote.

Treasurer's Report

Michael Olson reviewed the November Income and Expense Statement.

Board Motion: Bill Swiderski motioned to accept the check register expenditures of \$37,847.92 for December, Michael Monroe seconded. Motion was passed by a unanimous voice vote.

Management Report

Balanced Environment completed the fall 2016 tree removal and clean-up program; they cut and removed 42 trees and all stump grinding has been completed. Additionally, the 7 trees and areas earmarked to be pruned and cleaned were completed. Due to the onset of colder weather, the seed blanket restoration will be scheduled in early spring. Fall clean-up including the sign areas and accent areas is finished and the last mowing cycle was just prior to Thanksgiving.

Holiday decorations were installed at designated signage locations prior to Thanksgiving weekend. Snow accumulation has subsequently covered many of the decorations. The Board recommended that Management purchase several commercial LED colored spotlights to adorn and enhance these signage areas.

Management called the sign company about the signage light at Green Trails and Naper that was out, however, they determined it was not their fault; but rather it was an electrical short so Volt came out, made repairs and it is now on.

Les Lavin and Management previously met on-site with Marilyn Sucoe and resident on Brookline Court to review and discuss issues with flow of storm water runoff over the common area near the resident's property that had caused standing water issues. The Village was working with Balanced Environment to develop a solution such as installing a drainage pipe to the storm sewer comparable to the project recently completed behind Carriage Hill Road, however, the Village has now indicated this is the owner's responsibility and suggested that the owner install a barrier on the common area to prevent storm water from flowing into their yard. Les asked Susan Quasney to review the area in question and provide another opinion as to possible solutions.

A resident on Mill Bridge Lane had requested that all branches be removed from a tree that had branches hanging over the resident's yard. Per policy, GTIA does not cut healthy branches, but Balanced Environment did remove several dead branches from the tree that were hanging down in the common area.

Management received a complaint regarding a boat parked in the resident's driveway for several months. On November 30th, Management sent a notification letter to the resident of the Deed Restriction Violation #4, Vehicles; which prohibits the habitual parking and/or on-site storage of a boat on the property; the boat has been removed.

Approximately 2,075 2017 annual assessment invoices were processed and mailed to Green Trails. To date, approximately \$113,000 has been collected for 2017 assessments as compared to \$70,000 at the same time last year.

Per the Communications Committee, Management authorized Jim Arnold to update the GTIA website with the Blue Pay link and revised the Paid Assessment letter request form to include the new respective fees.

Nine paid assessment letters and one refinance letter were completed in the month of November.

Ten New Owner Welcome Packages will be sent for sales completed in November.

Management received a thank you note from Betty Long for the Morton Arboretum gift certificate.

Management provided a list of November newcomers. Board Directors are encouraged to call on newcomers in their respective areas.

Finance Committee

Michael Olson suggested that John Warrington volunteer to be on the Finance Committee as a replacement for Betty Long.

Maintenance Committee

Les Lavin reported no new issues to discuss.

Communication Committee – None

Parks Committee – In Pat Coughlin-Schillo's absence, Michael Monroe provided a synopsis of the November Park District Board meeting; Linda Gilbert will attend the December Park District meeting

Old Business/New Business – None

Board Member Area Reports - None

Executive Session

Board Motion: Marg Hough motioned to adjourn to Executive Session, Bill Swiderski seconded. The motion was passed by unanimous voice vote at 8:18 p.m.

Board Motion: Michael Olson motioned to adjourn from Executive Session, Bill Swiderski seconded. The motion was passed by unanimous voice vote at 8:21 p.m.

Board Motion: Mark Munoz motioned to approve the C & R Property Advisors Management renewal contract as submitted, Bill Swiderski seconded. The motion was passed by unanimous voice vote at 8:22 p.m.

Adjournment

Board Motion: There being no further business, Michael Olson motioned to adjourn the meeting, Michael Monroe seconded. The motion was passed by a unanimous voice vote; the meeting was adjourned at 8:23 PM.

Respectfully submitted,
Paula Gleason, Recording Secretary