

**Crystal Lake Townhome Association**  
**Residents Meeting May 4, 2021**  
**Minutes**

Board members present: Jim Weglewski, President; Ryan Hudson, Vice-President; Paula Tomaszewski, Secretary; Peg Berezewski, Treasurer; Stu Lindsay, Director at Large.

Greetings: Jim

Introduction of Board Members - Jim

Welcome and Introduction of New Residents - Jim

Treasurer's Report – Financials, Reserves, CLTH Website - Peg

- See report on our website at **clth20147.com**
- Ryan to research direct deposit for monthly assessments

Topics for Discussion:

Roof Replacement

- Will not begin before May 2023
- Roof replacement will start with the oldest building and end with the most recent built.

Lawn Care – Landscape

- We have a 3 year contract with Green Arbor for landscaping and snow removal which ends November 14<sup>th</sup>. We have seen a decline in quality of work, so we are currently looking into other companies. We have one proposal to date.

Tree Issues

- Arbor Care has done a great job saving our trees and keeping them healthy. We will continue with them. Trees and bush removal may be required from time to time.
- Each resident is responsible for the trees and bushes around their home. If your River birch needs removal because it is dead or dying, the association may offer some help with the cost. Trees must be replaced Stu will assess the situation.

Concrete and Sidewalks

- All hazardous concrete has been replaced except for 2 residences that will be replaced this year. Stu and Peg to check for any other replacements needed.

Other

- 2 residences need windows repaired on the outside of their units.

### Comments, Question and Answer Session

- Several residents mentioned issues to be brought to the board. Stu to assist the residents.
- We will need a new attorney to handle the amendment of the by-laws for the garage sales and estate sales.
- Adjourn – 8:08 p.m.