

# **Crystal Lake Townhome Association – Minutes**

20147 Crystal Lake Way – Frankfort IL. 60423

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Board of Directors

Jim Weglewski, Stuart Lindsay, Peg Berezewski, Ryan Hudson, Paula Tomaszewski

## **Board Meeting Minutes 8-14-21**

**Call to Order: 9:00 a.m.**

**Check in – Jim Weglewski, Ryan Hudson, Peg Berezewski, Stu Lindsay**

**Approval of last meeting’s minutes: approved**

### **Comments, Questions, Requests from Residents:**

#### **Old Business:**

- **Cutting down of birch trees pending - see below**
- **Several concrete section repairs pending-see below**

#### **Financials:**

**See website for complete financials. The financials are posted after the close of every month. These include: the treasurer’s report; monthly income statement; year-to-date income statement; balance sheet; bank statements; and reserve analysis.**

#### **New Business:**

- **Green Arbor issues-the board complained about poor supervision of GA employees to the owner of the firm. In addition, since manual spade edging was not done in July per contract specification, the board demanded and will receive a refund of \$1710.**
- **The board also approved putting the \$1710 refund from Green Arbor back into the landscaping reserve account upon receipt.**
- **Interviews with landscape companies – several companies have submitted bids. One company is clearly in the forefront. This company has a 5-star review rating and is in good standing with the BBB. More bids are being solicited.**
- **Tree and bush trimming advice – one landscape company said that trees and bushes should never be trimmed. Several experts, including our arborist, Arbor Care, advised that this advice is incorrect.**

- **Clogged drain lines – more clogged French drain lines have been discovered and will be repaired by Dan Knoll Services**
- **Birch trees / other dead trees – still waiting for Precise Tree Care to complete the takedown of 10 more birch trees.**
- **Water leak in sprinkler system – Carefree Sprinkler was able to locate 2 leaks in the sprinkler system. One pipeline had significant damage.**
- **Still waiting for M&M Concrete to repair 7 sidewalk sections.**
- **Late addition to agenda: the land behind 20188 is overgrown with weeds, bushes and poison ivy. The owner of this land will be contacted.**

**Announcements:**

- **Birch tree takedown delay has been put on the website announcement section.**

**Adjourned: 10:04 am**

**Next meeting: September 11, 2021**

**Respectfully submitted by: Peg Berezewski for Paula Tomaszewski,  
Secretary for the Board**