

**Crystal Lake Townhome Association
Residents Meeting November 9, 2021
Minutes**

Board members present: Jim Weglewski, President; Ryan Hudson; 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 – Budget, Reserves, Financials

Peg reviewed how the budgets are put together each year. She stressed the importance of the increase to monthly transfer of funds to our various reserve accounts, particularly roof, cement, and asphalt reserves. Our townhomes are now over 20 years old, and an aging infrastructure will need lots of care in the coming years. This is the reason that the dues have increased from \$225 to \$275 for 2022

Topics for Discussion – Stu and Jim:

- This year's accomplishments:
 - Concrete repairs
 - Sprinkler leaks repaired
 - River Birch trees
 - Drain line replacements

- Lawn Care – Landscape - Snow Removal
R & R Yard Design – This company has been awarded a one-year contract beginning November 2021 .

The board received numerous complaints about our former landscape company. Consequently, the board went with R & R because of their reputation for their quality of work and attention to detail. The landscape contract includes snow removal, landscaping, mulch, and tree/bush trimming.

In addition, R & R will also be handling our sprinkler system.

- Need to get “next-of-kin” info from residents in case illness or incapacity to send out monthly assessments.

- May Elections

There will be elections for the board in May 2022. Further information will come soon.

Comments, Question and Answer Session

- Residents' complaints -Dead trees and bushes on the southeast corner along the retention pond. It is unclear who owns this property. Board will pursue this issue.
- Resident asked if a stop sign could be put in place at the intersection of LaPorte and Crystal Lake Way. This is a Village of Frankfort decision.

Meeting Adjourned at 8.39 pm

Respectfully submitted by

Peg Berezewski for Paula Tomaszewski, Secretary