

Crystal Lake Townhome Association – Minutes

20147 Crystal Lake Way – Frankfort IL. 60423

Email: clthboard@gmail.com

Website : clth20147.com

Board of Directors

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

Board Meeting 7-9-22

Call to Order: Present: Jim Weglewski, Ryan Hudson, Stu Lindsay, Peg Berezewski

Check in: 9:00 a.m.

Approval of last meeting's minutes: Approved

Comments, Questions, Requests from Residents:

- **Blocked sprinkler head -fixed by R&R Landscaping**
- **Swamp area by phone box-fixed by R&R Landscaping**
- **Need more weed control-fixed by R&R Landscaping**
- **Cambistat application timeline -discussion below**

Old Business:

- **A bush replacement between 20049 and 20051diveway was approved. Done. Jim Weglewski to be reimbursed.**
- **Blacktop repairs will be scheduled next week, plus seal coating.**
- **Tuckpointing repair at 20048 -approved.**

Financials: See Website

- **Sale of 19928: closing documents requested were for condominiums and not in conformance with townhome reports. Sent correct form and also reminded them that CLTH does not purchase homeowners insurance for residents.**

New Business:

- **Concrete leveling – 2 residences have concrete blocks to be level to prevent trip hazards. Approved --to be completed within a few weeks.**
- **Bump-out window rot issue – residents with the “Ashley” model homes with “bump out” windows have been developing rot around the cedar siding around the windows. This will be ongoing repairs in the future.**
- **Cambistat application-Cambistat is a chemical that retards tree growth. Overgrown trees will also be an issue for the future.**

- **Resolution of water leak- R & R found the final leak in the sprinkler system.**
- **Austrian pine takedown was approved as the tree is damaging the roof and brickwork at a residence.**
- **Blacktop repairs are needed. Bids from providers needed.**

Announcements:

Reminder for residents to water the bushes between driveways.

Adjourned: 9:47 am.

Next meeting: Saturday, August 13, 2022

Respectfully submitted by Peg Berezewski, for Paula Tomaszewski