

Crystal Lake Townhome Association

Residents Meeting May 3, 2023

Minutes

Greetings: Stu Lindsay

Introduction of Board Members: Stuart Lindsay, President; Ryan Hudson, Vice-President; Paula Tomaszewski, Secretary; Peg Berezewski, Treasurer; Colleen Wolfe, Director at Large

Welcome and Introduction of New Residents

2023 Election: (Vote for 2)

Ryan Hudson VP

Coleen Wolfe Director

(No other candidates applied.)

Both were unanimously voted in.)

Treasurer's Report: see each month at: clth2014.com

Financials, Reserves, CLTH Website – Peg went over the highlights to answer any questions our members might have had.

Topics for Discussion:

Roof Replacement

- Bob Leoni: Report from the Roof Committee
Bob explained that the Roof Committee has met several times and had received one estimate just for a general idea of what new roofs would cost. It is too early to get estimates for 2026, however the committee will subsequently be getting many more bids. We are estimating that new roofs will require an *approximate* \$7,500 special assessment from each residence in the Crystal Lake Townhome Association. This special assessment will be due December 31, 2025.

Options: Bob explained that the amount needed to save for the approximately \$7,500 special assessment would be roughly \$250 to \$275 per month until the due date of December 31, 2025. If a loan is needed, CIPC Bank is available to meet your needs.

We expect to have the roofs completed in one year. This does not include new gutters or gutter guards. After much discussion, Bob Leoni made a motion to vote on getting new roofs. Tom Tomaszewski seconded it.

Vote Outcome: There are 47 residences in our townhome association. Each residence gets one vote. There were 30 residences represented. The vote was 29 "Yes", 1 "No".

The CLTH Declaration states that at an in-person residents' meeting the vote to carry a motion must be a simple majority. The motion to go forward with the roof replacement plans, including the special assessment due December 31, 2025, was passed with 62% in favor. See attached listing of residences represented.

Next big ticket items coming up:

- Asphalt

The company we have used in the past went out of business, so we are looking for a new one. Once that is established, we will get driveways widened that haven't been, and holes fixed.

- Trees

The Austrian Pines in the common areas will be taken down if they are dead and replaced with Spruce trees. This will take time.

Comments, Question and Answer Session:

Solar Panels are not a good idea to install on an old roof.

Adjourn: 7:52

Carolyn Williams made a motion to adjourn the meeting, and John Stefans seconded it.

