

**PROPERTY OWNERS ASSOCIATION of COUNTRY TOWNE
BOARD OF DIRECTORS MEETING MINUTES**

Tuesday, September 13, 2022

7:00pm

Gurnee Police Department – Community Room
Zoom link available/provided through email request

I. CALL TO ORDER

Board president Sandy Warren called the meeting to order at 7:00 p.m.

II. ROLL CALL OF OFFICERS

Roll call of officers at 7:01 p.m.

Present: Sandy Warren, President; Shawn Bairstow, Vice President; John Briggs, Treasurer; Carolyn Anderson, Secretary, Jeff Kaufmann, Director

Absent: none

Also Present (in person): Homeowners (0) as listed:

Also Present (via Zoom): Homeowners (2) as listed: Tom Rezak, Andrew Rohrer

Additional (in person) Guests (3) as listed: Myrtle Briggs, Kevin Cook, Betty Underwood and Helen Williamson of the Country Townhomes HOA

Additional (via Zoom) Guests (0) as listed:

III. APPROVAL OF THE MINUTES OF THE REGULAR MEETING

Motion by Sandy Warren, seconded by Shawn Bairstow, to approve the minutes of the Regular Meeting of 14 June 2022, Motion Carried at 7:02 p.m.

IV. TREASURER'S REPORT:

- Treasurer's report: Checking Balance: \$3846.29, Savings total: \$8,202.87, Grand Total: \$12,049.16

V. PRESIDENTS REPORT:

- Homestead Woods cleanup update – current status: Nice 2 days, looking good, much Buckthorn removed. Next year budget includes additional 3 days of clean up
- Current violations – Fence on S Homestead Rd; should be cleared by tenant; tenant told Ms. Warren he would take care of it
- Proposed 2023 Budget will be posted on website for review after this meeting; approval at next meeting. Similar to this year, landscape is increasing to further Homestead Woods clean up.
- Second foreclosure coming in addition to the Bridle Ln. foreclosure.
- There is also a short sale on Bridle Ln.
- Landscaping on Almond is property owners responsibility, similar to the parkway that all homeowners are responsible for. Lake County is the official jurisdiction for enforcement of this maintenance.

VI. ANNOUNCEMENTS:

- Follow up from the last meeting re: Student/parent traffic issues from WTHS.
 - Conversations with Lake County Sheriff Department (date?): Deputy was there to monitor traffic for a few weeks.
 - Ms. Anderson attend WTHS School Board meeting. Conversations with Dr. Danny Woestman, Superintendent WTHS District 121 on 29 August 2022. He gave suggestions, reality is there is not one solution. He did have administration send an email to parents after. Ms. Warren sent an email today asking to block the southbound out at the midpoint (right/south only).
- Budget approval will occur at December meeting.

VII. AUDIENCE QUESTIONS:

The floor was opened for questions at 7:27 p.m. Please try to limit time to 5 minutes, and give your name clearly for recording purposes.

- Betty Underwood, Country Towne Townhome Homeowners – looking for the new roof materials information. This information can be found on the POACT website

- Andrew Rohrer roof question – asphalt alternative? We do not have this alternative; these covenants were developed before the subdivision was fully built. Will send sample/information to the board.

VIII. NEW BUSINESS

No new business is scheduled on the agenda or was brought up by the Board.

IX. NEXT MEETING DATE

The next monthly Board meeting is scheduled for *TBD in December 2022 at 7:00 p.m.* In person location TBA. Alternate, probably on ZOOM, likely a hybrid in-person/ZOOM combination. Members who chose to be present on Zoom will need to supply an email address to receive a Zoom invitation.

Shawn Bairstow made a motion to adjourn the board meeting at 7:45 p.m.; seconded by Sandy Warren

These minutes were approved by the Board of Directors on *(pending approval @ TBA add date, 2022 meeting)*.

Carolyn Anderson, Secretary

09-13-2022

Date