

**Wyndmuir Homeowners' Association
Regular Board of Directors Meeting
Monday, February 4, 2019
Panera Bread
6000 Northwest Highway
Crystal Lake, IL**

President: Betty McKillip called the meeting to order at 7:03 PM.

Board Members Present: Betty McKillip, Linda Grizely, Shelley Halter, Ron Volker, Cheryl Mack, and Orbe Soto.

Board Members Absent: Jack Morton

Quorum Established: Yes

Property Manager Present: Brian Schumacher, Northwest Property Management

Homeowners Present: None

President's Opening Remarks:

Nothing to report.

Homeowners Forum:

Nothing to report.

Approval of September 10, 2018 Meeting Minutes:

- a. A motion was made by Halter to approve the December 3, 2018 meeting minutes seconded by Mack, and passed unanimously to approve.

Financial/Management Report:

- a. Schumacher presented the financial report for the month ending December 31, 2018. At the end of December:
 - Total Operating Assets were \$66,392.48.
 - Current Liabilities were \$7,182.27.
 - In Reserves we had \$164,394.11.
 - Income YTD Budget \$90,000.00 Actual \$90,030.00 Variance \$305.00.
 - Ground Maintenance Expense YTD Budget \$52,960.00 Actual \$39,764.00 Variance \$13,196.00.
 - General Repair Expense YTD Budget \$1,000.00 Actual \$2,020.72 Variance (\$1,070.72).
 - Utilities Expense YTD Budget \$13,950.00 Actual \$15,621.11 Variance (\$1,671.11).
 - Administrative Expense YTD Budget \$16,090.00 Actual \$14,820.11 Variance \$1,269.05.
 - Building/Grounds Improvements Expense YTD Budget \$6,000.00 Actual \$1,705.00 Variance \$4,205.00.
 - Total Expenses YTD Budget \$90,000.00 Actual \$73,981.78 Variance \$16,018.22
 - Current Year Net Income/Loss YTD Budget \$0 Actual \$16,048.22 Variance \$16,048.22.

A motion was made by Mack, seconded by Soto, and passed unanimously to approve the December 31, 2018 financials.

Committee Reports:

Nothing to report.

Old Business:

- a. **Adoption of 2019 Budget:** A motion was made by Mack seconded by Halter, and passed unanimously to ratify.

New Business:

- a. **Creekside Potential Plant Health Care 2019 Proposal.** A motion was made by Grizely, seconded by Soto, and passed unanimously to approve.

- b. **Insurance Renewal.** A motion was made by Halter, seconded by Mack, and passed unanimously to approve.
- c. **Automatic Deduction Plan:** A motion was made by Mack, seconded by Halter, and passed unanimously to approve.
- d. **Approval of Checks:** A motion was made by Volker, seconded by Soto, and passed unanimously to approve.

The meeting recessed at 7:29 PM

The meeting reconvened at 7:33 PM

There being no further business, the meeting was adjourned at 7:34 PM

The next meeting is 7:00 PM, Monday, March 4th at Panera in Crystal Lake.