

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

**President:** Betty McKillip called the meeting to order at 7:00 PM.

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

**Board Members Absent:** Jack Morton, Orbe Soto.

**Quorum Established:** Yes

**Property Manager Present:** Brian Schumacher, Northwest Property Management

**Homeowners Present:** Scott & Marsha Larson

**President's Opening Remarks:**

Nothing to report.

**Homeowners Forum:**

- a. **Larson - 355 Hampton Ct.:** The Larson's presented an application to remove and replace three evergreens facing Wyndmuir Drive. A motion was made by Grizely seconded by Halter, and passed unanimously to approve.

**Approval of February 4, 2019 Meeting Minutes:**

- a. A motion was made by Mack and seconded by Halter, and passed unanimously to approve the February 4, 2019 Meeting Minutes.

**Financial/Management Report:**

- a. Schumacher presented the financial report for the month ending January 31, 2019. At the end of January:
  - Total Operating Assets were \$68,085.22
  - Current Liabilities were \$8,522.27.
  - In Reserves we had \$166,181.10.
  - Income YTD Budget \$7,500.00 Actual 7,575.00 Variance (\$75.00).
  - Ground Maintenance Expense YTD Budget \$4,846.33 Actual \$4,598.00 Variance (\$248.33)
  - General Repair Expense YTD Budget \$83.33 Actual \$0.00 Variance \$83.33.
  - Utilities Expense YTD Budget \$1,083.33 Actual \$1,055.28 Variance \$28.05.
  - Administrative Expense YTD Budget \$1,079.99 Actual \$1,019.52 Variance \$60.47.
  - Building/Grounds Improvements Expense YTD Budget \$0.00 Actual \$0.00 No Variance.
  - Total Expenses YTD Budget \$7,092.98 Actual \$6,622.80 Variance \$470.18.
  - Current Year Net Income/Loss YTD Budget \$407.02 Actual \$952.20 Variance \$545.18.

A motion was made by Grizely, seconded by Mack, and passed unanimously to approve the January 31, 2019 financials.

**Committee Reports:**

- a. **Landscape Committee:** It was noted that Brian will contact Creekside to be sure they trim the tree by the electrical box in the Spring.

**New Business:**

- a. **Ratification of Architectural Requests:** A motion was made by Mack, seconded by Grizely, and passed unanimously to ratify previously approved requests.

- b. **Snow and Ice Removal:** It was noted that although there has been extra salting this year, the courts have still been icy and dangerous, especially on the slopes. Brian will discuss this with Creekside.
- c. **Management Contact Revision/Processing Fee:** It was noted that Northwest Property Management had sent a general letter out to residents. Some of the contents of the letter did not apply to our subdivision, such as a requirement for evidence of homeowner's insurance.
- d. **Annual Audit Proposals:** Two proposals from accounting firms were presented by Northwest Property Management. A motion was made by Halter to accept the proposal from Cukierski & Cochrance dated Feb. 12, 2019 for an anticipated fee of \$2,000.00 for the year 2018, \$2,050.00 for the year 2019, and \$2,050.00 for the year 2020. The motion was seconded by Mack, and passed unanimously to approve.
- e. **Election Letter and Annual Meeting Info:** A review was made of the Letter and Candidate Sheet that had previously been sent to homeowners.
- f. **Board Meeting Dates:** It was noted that the newsletter had an incorrect date of July instead of June. The correct upcoming Board Meeting Dates are:
  - May 6, 2019 Annual Meeting, Nunda Township Hall
  - June 3, 2019
  - September 9, 2019 (2nd Monday)
  - December 2, 2019
- g. **Approval of Checks:** A motion was made by Mack, seconded by Halter, and passed unanimously to approve.
- h. **Other:** Nothing to report.

The meeting recessed at 7:44 PM

The meeting reconvened at 8:00 PM

There being no further business, the meeting was adjourned at 8:01 PM

**The next meeting is:**

**7:00 PM, Monday, May 6th - Annual Meeting at Nunda Township Hall.**