

The Brook Forest Community Association

Board of Governors

Meeting Minutes

August 16, 2008

Meeting Called to Order: The meeting was called to order by Bob Sanford at 7:10 P.M. at the Oak Brook Park District.

Present: Bob Sanford, Michael Martin, Judy Lucas, Mort Westman, Karen Pezzati, Ray Skowron and Tim Soltys

Absent: and Michelle Quinlan and Bob McConachie

Residents – Bill Holt- 7 Devonshire
Dennis Brugh – Oak & Dale Properties, - Management

REVIEW OF MINUTES

Mike Martin moved, Seconded by Judy Lucas

To approve the minutes from the July 21, 2008 as submitted

Voice Vote. All in favor.

So ordered

TRESUERS REPORT – Judy Lucas/Dennis Brugh

Management presented the August year to date financials.
Several residents have not paid their 2008 Assessment. Management was instructed to turn those delinquent over to the Attorney for collection.
2009 Budget – Management to begin preparing a draft the 2009 budget for the Board to review at the next meeting.

PRESIDENTS REPORT – Bob Sanford

Shoreline Erosion (Committee Sanford, Quinlan, Skowron, Brugh, consultants Pizzo and Ponds).

Dam Study - Study has still not been completed. As soon as report is completed Christopher Burke Engineering will turn over the report to the Association.

Brook Forest will also have Christopher Burke assist in getting the engineering plans completed and source for reputable contractors to bid on the project.

LANDSCAPE – Mike Martin

Flowers – Management talked with Jeff Wingren regarding the need for some more punch to the flowers at the entrance. Wingren added more red geraniums to all entrance. Looks good

Tree Planting – Mike is working with a tree nursery in Michigan. The costs of trees are Norway Spruce (\$145 each). White Pine (\$130 each) planted with one year warranty. Dennis installed 80

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lath and ribbon in location for trees along the tollway. Mike and Dennis will work to get the project completed this Fall.

Tree Trimming- MDL Trees still has to finish the work in the Park. Management will coordinated additional work along Tollway with MDL.

Landscape Maintenance – Mike Martin

Master Plan – This is waiting for the completion of the tree trimming project.

ARCHITECTURAL REVIEW - Tim Soltys

10 Devonshire Addition – The committee is reviewing plans for an addition to the home.

23 Devonshire – Bond Refund – Khan’s will notify Committee when landscape is completed for the committee to review refund bond.

OLD BUSINESS

Website –The dated Declarations are to be placed on the website along with approved minutes

E-mail Distribution List – Management will work with Frank Coloccia form Cubital Net (webmaster) to gather e-mail distribution list of the residents. This will assist in broadcasting information to residents i.e. picnic flyer, newsletter...

Painting of Com Ed Towers- No update

NEW BUSINESS

Drive Through – Dennis drove through the community to follow up on violations (see attached list).

Picnic – September 7th -There will be a \$10 charge per family.

Briarwood Lakes – Judy asked if Bob would contact Connie Xinos to see if Brook Forest could place their name on the west side of their sign (same lettering).

Next Board Meeting – Monday, October 20th

Meeting adjourned at 8:25 P.M.

Respectfully submitted,

Dennis M. Brugh
Oak & Dale Properties

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EXECUTIVE SESSION

VIOLATIONS:

11 Pembroke – Unsightly and Unkempt – On Hold - Bill recently had a heart attack.

43 Hamilton – Unsightly and Unkempt – Fines of \$25 1st week and \$100 every week there after.

New residents to be send Violation notices:

44 Kingston – Cut grass weekly, weed beds and trim bushes.

1 Kingston – Remove debris on Driveway (piles of dirt).