

The Brook Forest Community Association

Board of Governors

Meeting Minutes

October 20, 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, Ray Skowron, Bob McConachie and Michelle Quinlan

Absent: Tim Soltys, Judy Lucas, Mort Westman and Karen Pezzati,

Dennis Brugh – Oak & Dale Properties, - Management

REVIEW OF MINUTES

Bob McConachie moved, Seconded by Mike Martin

To approve the minutes from the October 20, 2008 as submitted

Voice Vote. All in favor.

So ordered

TREASURERS REPORT – Judy Lucas/Dennis Brugh

Management presented the October year to date financials.

Four residents have not paid their 2008 Assessment. Management has turned them over to the Attorney for collection.

2009 Budget – Management presented a draft the 2009 budget. The Board will review and approved at the next meeting.

PRESIDENTS REPORT – Bob Sanford

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

Dam Study - Study of the two dams was presented and required that both are in need of major repair. Christopher Burke Engineering will be preparing and engineers cost estimate for repairs. This should be available in a couple of weeks. At that point the Board will have to decide the course of action on the Stabilization Project.

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

LANDSCAPE – Mike Martin

Flowers – Fall Display is in and the entrances look great.

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

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Tree Trimming- MDL Trees completed the tree trimming project.

Landscape Maintenance – Mike Martin

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

ARCHITECTURAL REVIEW - Tim Soltys

31 Devonshire Addition – Approved by Committee

16 Concord New Home – Approved by Committee

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- Completed

NEW BUSINESS

Drive Through – (see attached list).

1. 1 Shelborne Drive – Pool is filled in with wood chips. Management to investigate and notify Village.

VIOLATIONS:

11 Pembroke – Unsightly and Unkempt – 10/20/08 Fine \$25 per week.

43 Hamilton – Unsightly and Unkempt – 8/25/08 Fines of \$25 1st week and \$100 every week there after.

1 Kingston – Remove debris on Driveway (piles of dirt). Fines \$25 per week

Next Board Meeting – Monday, November 17th

Meeting adjourned at 8:20 P.M.

Respectfully submitted,

Dennis M. Brugh
Oak & Dale Properties