

The Brook Forest Community Association

Board of Governors

Meeting Minutes

April 20, 2009

Meeting Called to Order: The meeting was called to order by Bob Sanford at 7:05 P.M. at the Oak Brook Park District.

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

Absent: Karen Pezzati and Michelle Quinlan

Also present was Dennis Brugh – Oak & Dale Properties, - Management

REVIEW OF MINUTES

Ray Skowron moved, Seconded by Bob McConachie

To approve the minutes from the February 16, 2009 as submitted

Voice Vote. All in favor.

So ordered

TREASURERS REPORT – Judy Lucas/Dennis Brugh

Management presented the April year to date financial (final April financials will be e-mailed to all Board members at the close of the month).

PRESIDENTS REPORT – Bob Sanford

Bob reported that we have applied to the State and Federal government for funding of the project and waiting for response from either source before making the next move.

Concern was voiced about the numerous trees along the waters edge (in the common area) that are dead or have dead limbs that need to be removed. Mike and Dennis will review the areas and mark trees to be removed and contract out for the service.

LANDSCAPE – Mike Martin

Long Range Landscape Plan – Wingren submitted the draft of the plans and the committee will review and comment back to Wingren.

Kimberly Entrance – Wingren presented a proposal for additional plant material at the Kimberly entrance to improve its overall appearance. Management will request a drawing of what they plan for better understanding of the proposal.

Annual Flowers – Michelle met with Chris from Wingren to pick annual flowers for the entrance. The proposal is for \$6,654.00. The Board requested a break out of the flats. The Board approved a price of not to exceed \$6,654.00. The revised proposal will be sent to the Board for final comments.

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Ivy Lane – Wingren proposal for installation of one 2” tree for \$638 or \$758.00 for a 3” tree. Management to negotiate a lower price on the 3” tree and review with Mike before signing off.

Mulch- The Board approved the spending of up to \$1,240.00(approx. 20 yards @ \$62 per) for installation of mulch at the four entrances. Dennis and Mike to review the need for mulch in cul-de-sacs as a possible addition to the contract.

Tennis Court – This spring the courts will be reviewed to determine the need for repairs.

ARCHITECTURAL REVIEW - Tim Soltys

9 Regent Court – The Final Plans were reviewed and approved, with the understanding that the materials need to be submitted for approval prior to start of construction.

Violations

Lindemann (per call) by May 15th

Malik - (per call) Cleaned up within two weeks (letter to be sent confirming conversation).

Amir-Ebrahimi (1 Kingston) – being fined – Management to make personal contact. Also remind the owners that they can only have one “For Sale” sign on the property.

Management will be driving the property in the coming weeks to address violations and send out notices.

OLD BUSINESS

Website – Management to forward to Webmaster(Frank) approved February minutes to be inserted on website.

NEW BUSINESS

Future Board Meetings – May 18th all at the OBPD Rec. Ctr.

Meeting adjourned at 7:50 P.M.

Respectfully submitted,

Dennis M. Brugh
Oak & Dale Properties