

# The Brook Forest Community Association

## Board of Governors

Meeting Minutes

October 19, 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, Karen Pezzati, Bob Sanford, Judy Lucas, Mort Westman and Ray Skowron

**Absent,** Michelle Quinlan and Tim Soltys

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

### **REVIEW OF MINUTES**

**Mike Moved, Seconded by Bob Mc...**

**to approve the August 17, 2009 as submitted.**

**Voice Vote. All in favor.**

**So ordered.**

### **TREASURERS REPORT – Judy Lucas/Dennis Brugh**

Management presented the October (interim) year to date financial.

Delinquencies - Have been turned over to the attorney for collection.

**2010 Budget** – The Board reviewed the preliminary Budget as prepared by management. And with some minor changes approved the Budget which reflects no increase in the 2010 assessment.

### **PRESIDENTS REPORT – Bob Sanford**

In an effort to get some of the preliminary work started the Board agreed to prepare an RFP (Request for Proposal) from three engineering companies for the design to repair/rebuilding the two dam structures. The RFP will reflect the comments spelled out in the Christopher Burke Dam Inspection report. Potential firms: Christopher Burke Engineering, Bollinger, Lach and Assoc. and Jacob and Hefner Engineering.

### **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. The committee will review and get back to the Board.

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**Trees** - Management to solicit pricing for cutting of all deciduous trees along the sound barrier from bike path on the west to the bike path on the east. This is part of the ongoing project to clean out the scrub bushes and trees that have taken over the area along the tollway (sooundbarrier). For the next couple of years spruce trees will be planted to fill in the voids.

## **ARCHITECTRUAL REVIEW - Tim Soltys**

It was recommended that a form be included with plans when submitted that answers basic questions; square footage, materials, bond requirements (attached in packet)

**10 Kingston** – No Bond has been placed for the construction. The Board requested management to contact them and give them 5 days to respond or a lien would be placed on their property.

## **VIOLATIONS**

25 Ivy Lane – Storage POD in driveway. Management to notify Village for they have a statute directly addressing these storage containers.

**Lindemann, Malik** - It was decided to file liens on the properties in extreme violation and post their names in newsletters.

## **OLD BUSINESS**

**2010 Directory** – The Board approved to move forward with publishing the directory without advertising.

**Website** – No Report.

## **NEW BUSINESS**

**Tennis Court** – The maintenance of the courts, fence and benches will be assessed in the spring.

**Future Board Meetings** – 3<sup>rd</sup> Monday of each month (November 16<sup>th</sup> and December 21<sup>st</sup> are confirmed.

Annual Meeting – tentatively March 9<sup>th</sup> (need to find a new location in that the B& T is to expensive)

Meeting adjourned at 8:30 P.M.

Respectfully submitted,

Dennis M. Brugh  
Oak & Dale Properties