

**Townes of Prestbury Homeowners Association
Association Annual Meeting
Minutes
Thursday January 21, 2010**

Location of Meeting: Prestbury Cheshire Club
15 Winthrop New Road
Sugar Grove, Illinois 60554

1.0 Call to Order at 7:07 p.m. by President John Luther

2.0 Roll Call – Gary Scott, Secretary

Board Members Present:	John Luther	President
	Jim Winkelman	Vice President
		*Chair – Landscape Standards
	John Noha	Treasurer
	Gary Scott	Secretary
	Roger Finley	Director
		*Chair – Landscape Standards

Board Members Absent: None

Others Present : Valarie Tosado Agent, Lang Property Management

3.0 Quorum Call

On report of the Managing Agent there is a quorum present by virtue of registered Owners present and proxy ballots cast.

4.0 Call for Nominations

Mr. Luther called for any nominations from the floor. Hearing NONE, nominations were closed.

Election Results – Mr. Gary Scott, Mr. Guy Prisco, and Mr. Tom Burke were elected to terms on the Board of Directors running through 2012. They were seated on the Board at the Regular Monthly Meeting following the Annual Meeting conclusion.

5.0 Review of Annual Meeting Minutes – February 19, 2009

Mr. Winkelman moved; Mr. Noha seconded to approve the February 2009 Annual Meeting Minutes. Approved by voice acclamation.

6.0 Outgoing Presidents Comments – Mr. Luther

Mr. Luther thanked outgoing Board members Roger Finley and John Noha for their excellent service with the Association. He spoke about the fine work Roger Finley had done as Chair of the Landscape Standards Committee, specifically the difficult tree and shrub replacements. He thanked John Noha for his significant effort in developing the financial base, and maintaining the infrastructure of the Association. He thanked Mr. Scott for continuing his long and effective service to the Association.

7.0 Adjournment

Mr. Scott moved, Mr. Noha seconded to adjourn the Annual Association meeting. Approved by voice acclamation. Annual Meeting adjourned at 7:20 p.m.

Townes of Prestbury Homeowners Association
Monthly Meeting
Minutes
Thursday January 21, 2010

Location of Meeting: Prestbury Cheshire Club
15 Winthrop New Road
Sugar Grove, Illinois 60554

1.0 Call to Order at 7:30 p.m. by President Luther

2.0 Roll Call – Gary Scott, Treasurer (Mr. Scott recorded the minutes for this meeting)

Board Members Present:	John Luther	President	(Jan 2011)
	Jim Winkelman	Vice President	(Jan 2011)
		*Chair – Architectural Standards	
	Gary Scott	Treasurer	(Jan 2012)
	Tom Burke	Secretary	(Jan 2012)
	Guy Prisco	Director	(Jan 2012)
		*Chair – Landscape Standards	

Board Members Absent: None

Others Present : Valarie Tosado Agent, Lang Property Management

Mr. Scott reported the presence of a quorum.

3.0 Review of Minutes – September 17, and November 19, 2009– Regular Meeting of the Board

Mrs. Scott moved and Mr. Prisco seconded to approve the Minutes as presented.
Approved by voice acclamation

4.0 Treasurer’s Report – Mr. Scott

Mr. Scott reviewed the financial statement materials and the general status of all accounts for the Owners present. Mr. Scott reported he had reviewed the financial statement materials and finds them in order. Mr. Winkelman moved and Mr. Burke seconded to approve the Financial Report as presented. Approved by voice acclamation.

Mr. Scott noted that the 2010 Budget had been circulated to residents in November and it did NOT require an increase to the membership. Mr. Burke moved and Mr. Winkelman seconded to approve the 2010 Budget as presented. Approved by voice acclamation.

5.0 Officer and Committee Reports

5.1 Presidents Comments – John Luther

- Mr. Luther spoke about the year’s activities.
- Relating to parking, there have been instances of heavy trucks and uninvited vehicles parking on streets, particularly Fairfax Circle. Signs are being researched, and the Village of Sugar Grove has approved mounting such signs onto the streetlight poles. Signs are being investigated for purchase and installation.
- Regarding the roads, many cracks in the pavement were repaired prior to the winter season, and many thanks to John Noha for his detailed inspection of

this work. This project will likely save the Association many dollars into the future.

- This Spring will bring much needed mulch and driveway sealcoating, as well as the usual landscape repair projects to both shrubs and trees.
- Mr. Luther noted that the residence at 233 Braeburn experienced damage due to being vacant and having a water line rupture in this cold weather. As the unit was vacant in foreclosure, but not yet in the hands of the financial institution, the Owner had responsibility. Sugar Grove responded and shut off the water, and the bank is now in possession and pursuing repairs. This suggests that residents should shut off their water main when vacationing, or leave notice with neighbors or the local police agency to keep watch on your property. The Townes Association has no legal responsibility, but as good neighbors we should look out for such problems, and notify Lang.

5.2 Committee Reports

5.2.1 Landscape Standards
No Report.

5.2.2 Architectural Standards
No report

6.0 Homeowner Comments (2 Mins. Per person/30 Total)

- Several complaints regarding snow removal were referred to Lang Management.
- A question came from a neighboring resident as to the identity of the resident/tenant living at 120 Fairfax out of concern of unknown. Lang is pursuing contact for a lease/purchase agreement, or if a family member is residing in the home. No Ownership transfer has been made known to Lang.
- Mrs. Bolland referred a large crack at the end of her drive to Lang for investigation and Spring repair.

7.0 Management Report – Lang Management

- Lang reported 1 home sale – 222 Braeburn Circle. The new Owner Debby Carston was present and welcomed into the Townes.

8.0 Other Business

8.1 Future meeting dates – February 18, 2010 and March 18, 2010

9.0 Adjournment

Mr. Winkelman moved, Mr. Prisco seconded to adjourn the Public portion of the Association meeting. Approved by voice acclimation. Meeting adjourned at 8:00 p.m.

10.0 Executive Session – Called to Order at 8:40 and concluded at 9:30 pm