

OAK PARK TOWN-HOMES ASSOCIATION

Board of Directors Meeting

November 14, 2022

Board Members/Sterling Management Representative present:

Karen Romero, President

Kathy Giesen, Vice President

Eva Valencia, Secretary

Todd Richardson, Board Member

Billy Benner, Sterling Management Group

David & Nancy Atkins, homeowners

1. Call to Order:

- Kathy called the meeting to order at 6:00.

Approval of Minutes from October 2022:

Motion: Eva moved to approve the October 2022 minutes. Kathy seconded. All in favor.

Approval of Financial reports for October 2022:

Motion: Eva moved to approve October 2022 financials. Kathy seconded the approval. All in favor.

2. Homeowner's Forum (3 minutes Per Property Owner)

- Kathy spoke for Tim. Tim drops his homeowner dues check in the black box by the mailboxes and it is taking a very long time for the checks to clear.
 - Billy picks up the checks each month. Tim shouldn't worry about a late fee.

3. Bids for units (37-39, 62-64 & 74)

- Landscape/Irrigation
 - Rexius
 - Billy met with Mark today. Mark has previously worked for a company that had serviced Oak Park landscaping and knows the system here well.
 - He's willing to do an evaluation for free and submit a bid following.
 - Living Concepts
 - New irrigation system \$250,000.

- Just repairs would be billed on an hourly basis depending on what work the board was wanting done.
 - They will charge for an initial evaluation of the work to be done.
- Karen expressed her concerns about the brown grass last summer. Billy assured her that the irrigation teams can find the reasons for that and make the necessary adjustments.
- Mark (Rexius) wants the board to decide what the actual issues are they want addressed and he can help make the budget work towards the areas of concern.
- Billy mentioned that the water system hasn't been depressurized for the winter.
 - This is good for the irrigation evaluation, but not good for potential freezing with cold temperatures.
 - The board agreed to have Mark do an assessment of the current issues.
- Billy met with both Rexius and Living Concepts for landscaping and irrigation. They are separate departments. Billy is sharing bids with the board as he receives them.
- Kathy couldn't remember asking for another landscaping bid. There had been a request for other bids, but overall, the board is happy with Juan's work and his prices.
- Siding
 - To the T
 - Recommended by Carlson & Strand
 - Billy did not accompany them on their bid.
 - McKenzie Commercial
 - The board has worked with McKenzie Commercial in the past because of Karen's connections with them. They have done a great job in the past.
 - Billy met with the adjuster Sam for this round, instead of Ron whom he has met with in the past. Sam was more thorough in his inspection.
 - Both have submitted bids; Billy has shared them with the board.
 - To the T had a lower bid than McKenzie Commercial by almost half as much.
 - Eva mentioned that the McKenzie Commercial bid was more detailed and wonders if To the T will find a need to adjust their price when they do a more detailed inspection.
 - Jeanette in #62 has additional siding issues from a prior fix that created new problems.
 - In addition, she wants to install a new slider door and windows. This may create additional siding patching needs. Hopefully she can plan these projects around the time the other siding projects are being done.
 - Kathy feels we should work with To the T for this round of siding repair. Their price is better and they have a good recommendation from Carlson & Strand.
 - Karen is concerned that their bid is too low because they didn't do a thorough inspection.

- Billy has one other company, Accountable Siding, who is also preparing a bid to submit.
 - Todd expressed concerns about the quality of work. Billy emphasized that our siding is basic, and it will not be difficult for the contractors to do a good job.
- Karen wanted to clarify if To the T is a team or a one-man operation. Billy stated they do work in a team, and he is confident they can handle our project.
- Eva asked Billy to talk with To the T and follow up for more specific information about their plans for the project. She wants to be sure they are seeing the same details that McKenzie Commercial are seeing.
 - Karen agrees with Eva's request.
- Paint
 - Carlson & Strand
 - Fitzpatrick – they have too many complaints to feel comfortable to work with
 - Billy also reached out to Third Generation Painting and Check Mark Painting
 - For various reasons there are no bids from these companies.
 - Eva feels we should move forward with Carlson & Strand. The board all agrees with this decision.

4. Sterling Report

- EWEB is expecting a 3 ½% increase in electric bills and 6% increase for water but they won't know for sure for another month until their board meeting.
- Sanipac had an increase January 1, 2022: 2.5% for the 1.5 yard container and 2% for smaller containers. There will probably be another increase between 2-3% for next year but they won't know for sure until next month.
- Billy also spoke with Martin about the monitoring kit for the pool. He's still working to finalize the price for this.
 - Billy is still working on bids for the concrete work that needs to be done around the pool.

5. Unfinished Business

- None

6. New Business

- Kathy shared that Tim will take care of the details from #62 (spacer between the sidewalk, fence adjustments) The board will pay for the work, Tim will do it. Billy let the homeowner know.
- Kathy also shared that Tim has expressed concern about the birch tree that is dying at #63 and recommends that we remove the tree. It would need to be dealt with in next year's budget but should not be too expensive.

Approved Minutes

Approved Minutes

Approved Minutes

7. Announcements

- None

8. Kathy called the meeting adjourned at 6:30.

Transcribed by Pamela Richardson