

BOARD MEETING

12-7-18

ATTENDEES

- Board Members: present Carolann, by phone Tom, Susan and Tony
- Management: Sara, Kat
- Homeowners: Stanley Richard, Brian Connolly, Samantha Hoffman, Kathleen Miles, Anthony Crane

AGENDA

1. Policy for Ombudsperson Act APPROVED

-- Contrary to the CAI, Sara said that the policy did not need to go to homeowners prior to adoption. However, see <https://www.cai-illinois.org/policy-resolving-unit-owner-complaints/> Note: "The policy must then be adopted in the same manners as rules and regulations. After it has been drafted, a copy of the policy must be sent to all owners of record for review. Thereafter, at properly noticed owners' meeting called for the specific purpose of discussing the policy, the board can vote to approve the policy after allowing the owners to comment on it. After it has been adopted, a copy of the policy must be made available to all unit owners upon request."

2. Elliott & Assoc. appeal of 2018 assessments to Board of Review APPROVED

- Some discussion as to expectation of success
- Elliot to receive 10% of savings

HOMEOWNER QUESTIONS (Submitted 11-27-18)

Who authorized this year's "Holiday Fund Committee"?

Are the members of this Committee in control of the Holiday Fund bank account?

What bank is the Holiday Fund account with?

Who's tax ID is this year's Holiday Fund account under?

Is the Committee in exclusive control of the distribution of funds?

Is this year's distribution again going to non employees?

Is this year's collection again including non-members?

Have we filed any amended tax returns in the last three years?

Has the IRS communicated with the Association in the last year?

Who at Sudler prepared the 2017 Year-End Financials?

Who at Sudler advised the board that it was okay to exclude the Holiday Fund from Association's 2017 Financial Statement (both income and expenses)?

NOTE: The Board refused/refuses to answer.