



THE TRAILS HOMEOWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
March 25, 2021

- 1) Call to Order 7:04 By Beckie Cosgrove
- 2) Roll Call by Secretary Heather Weiser. Present via Zoom web group: Beckie Cosgrove, Eddie Bogert, Jennifer Hamelly, Jeff Berg, Frank Jarke, Zarah Latif, Anthony Rofus, Heather Weiser. Management present: Mark Hanson Attorney: Ray Pollack (Late at 7:42) Absent: Cristy Happ
- 3) Approval of Board of Directors Meeting Minutes, 2/25/2021
Motion by Zarah to approve the minutes as presented. Seconded by Eddie. Motion passes. Minutes Approved.

Approval of Board of Directors Meeting Agenda, 3/25/2021

Motion by Jeff to approve the AGENDA as presented. Seconded by Zarah. Motion passes.

4) Signage Presentation- Three vendors (15-20 minutes each)

JR Miller-Devine Signs (Schaumburg)

Big Sign at Clubhouse-26422--same size and shape, but updated material. provides pricing before proofs. complete back and forth. design and art department in staff. Showed content of recent work. Invited to stop by his shop and see it. Clubhouse signage would be updated to aluminum (solid 4 inches thick). Encouraged everyone to check out their website to see past work and signs completed. Life expectancy is 5-10 years for the sign. 3-5 years may see some paint fading. This sign is as durable as an HDU sign. All colors will match. Encouraged everyone to go look at Waterbury Condo in Roselle.

Michelle and Aaron from Signorama--LIBERTYVILLE

Full service sign company...in business for 21 years. Pride themselves in communication. Nothing goes beyond 24 hours. They consider themselves to be sign nerds. Showed pictures of some ideas. Beckie asked about using brick consistently on all the signs. Michelle said she thought the ratio would be off. Guarantee of 5 years on the

color. Warranty on anything labor and for the led lights as well. expectation for life of post is 15 years

Ed from Sign Artist USA--BENSENVILLE

Family owned business. Member of sign world.

Showed pictures of signs they have done recently.

Explained High-density Urethane and how it is resistant to extreme temperatures and the elements. Beckie asked about the cost of lighting from inside the sign. it would be 500-800 to add the lighting.

Explained post and panel sign. Explained that they are reasonable and durable and long lasting.

Officially warranty for 2 years, although if there was a problem with instillation they will just take care of it. If something happens because of vandals or a car that is outside of the scope. LED lights warranty for 10 years.

Mark asked to form a committee:

Beckie disagreed and said we have been talking about this for a while and the vendors weren't prepared.

Mark gave 6 vendors the information, and only three showed up and only one showed up with the correct information.

Frank asked if there was an RFP? Mark sent them pictures and dimensions for what we were looking for. 2 of the vendors came out.

Frank said according to the reserve study the signs aren't to be replaced until 2028.

Beckie said at the very least the sign by the clubhouse off of Nerge needs to be repaired.

Frank suggested leaving it to the next board to deal with the sign. Will wait until May to form a committee.

NO VOTE Tonight.

Zarah will volunteer to be on the committee.

5) Committee Reports, Proposals and Recommendations:

a) Architectural Committee: 3/9/21 Meeting

First meeting since winter. A couple of ACC forms that had come in.

2 homes wanted concrete patios behind the garage

b) Treasurer's Report:

Report is on file. Almost no fines because people are playing their assessments on time.

c) President's Report:

No report for today.

d) Attorney Report: **Summary - Open Clubhouse/Guidelines**

Collection letters have been sent out. Evictions are on hold until April 3. Everything we can do legally to collect.

Opening clubhouse and opening for party rentals.

Not very much in terms of insurance and liability. Need to have some oversight.

Recourse if homeowners don't comply with rules.

State Farm would cover the liability if there was a lawsuit. State is releasing \$500 million dollars for landlords. Ray is going to look into it to see if HOAs would be able to access it.

e) Social Committee:

Nothing to report

f) Website: **Updates/ownership**

Beckie tried to go on and update.

Zarah updated the minutes.

Also who will take over after Zarah's term is up?

g) Recreation/Enhancement Committee: **Wood Tiles/Sand Leaking**

Sand is leaking. Going to look into options.

6) Management Report

a) **Pool Heater-motion**

Zarah made a motion to approve the replacement of the pool heater by platinum pool.

Seconded by Anthony. No discussion. Motion Passed

Discussion on pool temperature. Going to check with Chicagoland.

Lights in the pool not working.

Chicagoland is going to check to see what else is working.

b) **Seasonal Planting- 3 proposals**

Pass. Didn't get quotes

Eagle Scouts are going to do some planting.

- c) **Exercise Equipment-** quotes on new machines
Jeff sent an email to Mark, Anthony, and Eddie.

They have a plan...put it off for 2-3 months.

\$6900 is the amount for the year. Jeff is still going to do a low, middle, and high.

Tabled until they get surveys back.

- d) **Management Report- Summary**

- 7) **Unfinished Business- Asphalt Vendor-** Mark is going to get 3 new bids for 2022. When does Asphalt work begin? This year is May. Townhouses reseal and 23 driveway replacements (50/50 program). One complaint that Mark was aware of. Budget is around \$40,000.
Going to try to get more bids on the scope of work.

Is the driveway going to be extended 2 feet on either side?

It was supposed to be brought to the village. It somehow got dropped.

Lifeguards --we have Chicagoland. Everything is taken care of. Verses on our own. Discussion on how it was decided to stay with Chicagoland.

- 8) **New Business**

- a) **Audience Participation – Late Arrivals or Comments on Above**

- i) Audience members present on Zoom:

Scott Petersen

Laura Sikat

Angela Lim

Cynthia Hayward

Sudarshan Nagendran

Alex Guzman

Catherine Godke

Sandeep Mannur

- 9) **Executive Session/Closed Session: Homeowner(s) + 2 more issues**

- 10) **Adjournment**

Meeting adjourned at 10:22

Upcoming Dates:
Annual Meeting 4/26/2021 @ 8:00 PM