

HERITAGE LAKE ESTATES
BOARD OF DIRECTORS MEETING
General MEETING – January 17, 2023

1. J. Bonomo called the meeting to order at 7:00 p.m.

ROLL CALL: Joe Bonomo, President; S. Sinks, 1st Vice President; C. Gaul, 2nd Treasurer; S. Sinks, A. Finn, Secretary – not present. Brandon Krus, Member. Quorum was established. Kelly Hayes, Association Manager, was also present.

2. Additions/Changes to Agenda.
3. Meeting Minutes 10-18-2022– J. Bonomo motioned to approve minutes as amended, C. Gaul seconded, motion passed.
4. President’s Report.
5. Financial Report. The total Current Assets are \$39,923.37, the Total Reserves are \$899,670.85, the Total Assets are \$966,266.99, the total Liabilities and Equity are \$966,266.99. J. Bonomo motioned to approve the financials as presented, C. Gaul seconded, motion passed.
6. Management Report.
7. Old Business.
 - a. Ratify: (1) Beutjer Plumbing – 1200 Bunker Hill E and (2) Illinois Dilling & Testing – 1170 Bunker Hill Ct. J. Bonomo motioned to ratify, C. Gaul seconded, matters ratified.
 - b. Clubhouse Renovation Committee. Brandon and Scott join the Committee.
 - c. Clubhouse Rental Procedure. The rental price has increased by \$30 for Lisa to get paid to perform a pre and post-rental inspections.
 - d. Electric Charging Stations. Discussed.
 - e. Landscape Concepts – Remaining Spring Walk Items. J. Bonomo motioned to approve the remaining spring walk items in the amount of \$14,397, S. Sinks seconded, motion passed.
 - f. Straight Line Construction – Trim Painting Increase. J. Bonomo approves additional increase in the amount of \$3,400, S. Sinks seconded, motion approved.
 - g. 2021 Draft Audit. C. Gaul approves the audit, J. Bonomo seconded, motion passed.
8. New Business.

- a. Straight Line Contractors. 1693 Ashburn Ct. brick replacement. C. Gaul motioned to approve the brick replacement as presented, B. Krus seconded, motion passed.
 - b. Bartlett Tree Care Contract. C. Gaul motioned to approve invoice as presented in the amount of \$16,843, S. Sinks seconded, motion passed.
 - c. Snow Marker Removal. Discussed.
 - d. Landscape Concepts 1697 Farragut D. S. Sinks motioned to approve the invoice as present in the amount of \$1,875, B. Kunis seconded, motion passed.
 - e. Real Seal 1100 Bunker Hill Ct. B. J. Bonomo motioned for the work to not exceed \$10,491.72, have Beutjer Plumbing bid out work first, S. Sinks seconded, motion passed.
9. Homeowner Forum.
10. General Meeting Adjourned at approximately 8:16 p.m. to Executive Session. J. Bonomo motion to adjourn to Executive session, S. Sinks seconded, motion passed. Executive Session held from 8:16 p.m. to 9:25 p.m. J. Bonomo motioned to reconvene to General Session, C. Gaul seconded, motion passed. S. Sinks motions to adjourn the General Meeting at 9:25 p.m., C. Gaul. seconded, meeting adjourned.