

MEETING AGENDA
HERITAGE LAKE ESTATES CONDOMINIUM ASSOCIATION
January 18, 2022 – In-Person
7:00 PM

- | | | |
|--|----------------|------------|
| 1. Call to Order and Announce Quorum | J. Bonomo | |
| 2. Additions/Changes to Agenda | J. Bonomo | |
| 3. Approval of Minutes – 10/19/21 | A. Finn | Page 1 |
| 4. Homeowner Forum-One Minute Concerns | J. Bonomo | |
| 5. President's Report | J. Bonomo | |
| 6. Financial Report | S. Sinks | Page 2-31 |
| 7. Management Report | API | Page 32-33 |
| 8. Old Business | J. Bonomo | |
| <u>Topic</u> | <u>Outcome</u> | |
| A. Chicagoland Pool Renewal | Approve | Page 34 |
| 9. New Business | J. Bonomo | |
| <u>Topic</u> | <u>Outcome</u> | |
| A. Tree Care Proposals – Bartlett Tree Care | Approve | Page 35-42 |
| B. Asphalt Replacement Proposal – DuBois Paving Co. | Approve | Page 43-45 |
| C. Garbage Corral Bush Removal Proposals | Discuss | Page 46-48 |
| D. Architectural Modification Requests | Ratify All | Page 49-51 |
| 1661D Farragut – Window Replacements | | |
| 1171A Bunker Hill – Balcony Door Replacement | | |
| 1660B Valley Forge – Landscape Changes | | |
| 10. Work Order Report Review | J. Bonomo | Page 52-75 |
| 11. Adjourn to Executive Session- (Necessary-1 Item) | J. Bonomo | Page 77-78 |
| 12. Reconvene Regular Meeting/Approve Decisions | J. Bonomo | |
| 13. Adjourn | J. Bonomo | |

2022 MEETINGS

March 15, April 19 if needed, May 17, June 21, August 16 Budget Prep,
 September 20 if needed, October 18 Annual & Adopt Budget,
 November 15 if needed