

Board of Directors Meeting

May 7, 2003

1. The meeting was called to order at 7:05. Board members present: Debra Aaron, Mary Deskovich, John Luedtke, Kim Winston. Owners present: Ruthie Brown (310), Linda Jones (403), Jenny Lee (708), Ed Kurek (312). Present from First Properties: Bryan McCarley, Michael Rutkowski.
2. Minutes from previous meeting had been distributed earlier. It was moved and seconded to accept them.
3. Treasurer's report was unavailable.
4. New Business:
 - A. The open Board position will be, once again, advertised.
 - B. The Board will consult with an owner who expressed an interest in maintaining the web site.
 - C. A motion to retain an engineering firm (subject to Board attorney approval) to begin preliminary inspection and consultation work on the balconies was made and seconded.
 - D. An agreement has been reached between the Board and USADish. A procedure has been established by USADish to satisfy owners who were charged for a second receiver and to credit all for part of the monthly fee that was paid earlier for the primary receiver. A cap on this monthly fee was also agreed to.
 - E. Management company will determine which pet owner is responsible for several recent rules violations and will levy proper fines and rectify the situation.
 - F. Management will send a reminder letter regarding items on balconies, littering, throwing cigarette butts from balconies and picking up after dogs.
 - G. It was agreed that a Pergo floor will be installed in the front elevator to replace the carpet.
 - H. It was agreed that the rear service area will be repainted and a new, sturdier, door and frame will be installed to the garbage room.
 - I. It was agreed to establish a procedure for interviews to be held between management company and all new owners and renters within 30 days of closing or signing lease.
 - J. A management evaluation form will be completed by the Board and forwarded to First Properties.
 - K. Developer issues:
 - i. The Board agreed to authorize the attorney to begin pursuing recovery of amount determined to be due from Rezmar to correct

defects attributable to the developer. A discussion was held regarding the options the association has to securing the money needed for the repairs.

- ii. Rezmar and Chicago Title have been to court regarding unpaid taxes and a settlement of this issue is due June 1, 2003.

L. Owners' concerns:

- i. Suggestion was made to seal outer doors to conserve energy and control gas bill.
- ii. A question was asked about changing scavenger service. Management explained that we have a five year contract w/ Waste management, but when the contract expires investigation will be made into changing companies.

5. Meeting was adjourned at 8:10