

AGENDA FRAMEWORK AND NOTES

SUNSET LAKES LAKEOWNERS' ASSOCIATION NO. 2 BOARD OF DIRECTORS MEETING March 4th, 2019

Minutes of the Board of Directors Meeting of the Sunset Lakes Lakeowners' Association No. 2, Manhattan, Illinois, held at Manhattan Village Hall, Manhattan, Illinois at 7:00 p.m. on the 4th day of March 2019.

I. CALL TO ORDER

The meeting was called to order at 7:02 pm. By Board president Maripat Janchenko

II. ANNOUNCEMENT OF OFFICERS and ROLL CALL OF OFFICERS

Present: Mark Tews, Chris Conoboy, Maripat Janchenko

Absent: NONE

Also Present: Christine Economous & Richard Jasek of Cardinal Property Management

III. APPROVAL OF THE MINUTES OF THE REGULAR MEETING January 14th 2019.

Meeting minutes were approved with a motion from Chris Conoboy , 2nd by Mark Tews.
Motion Carried 3-0

IV. Approval of Budget – Mark Tews.

1. (Mark to propose the approval of the proposed budget.)
 - (Seconded by Chris Conoboy)
 - (Assuming Vote carried 3-0)

V. Old Business:

1. Question on Sheri Postma's Voting Rights
 - *After reviewing both the Association Documents and reviewing with the our lawyer there is a reference in the association documentation allowing for the merging of two lots but does not state that the merging of two lots would either reduce the owners association dues to one lot or reduce their voting rights. In addition, the lawyer stated that the PIN is not how it is legally identified per the structure of our association.*
 - *(In all if we wanted to make this a change as a community to clarify we would be dealing with several legal and financial ramifications. There are costs to amending our association covenants to clarify and as the documentations does refer to the allowance of a how owner to buy tow*

adjoining lots to build a single house across both, we would legally not have a leg to stand on. Amending would likely only allow for future instances. In addition, if we as an association were to get this amended and enforced against Sheri, we as a community would be responsible for paying back all dues and adjusting the overall dues by the reduction of one lot to the community.

2. Update on Lawsuit (Do we want to give an update)
 - *Notes - Lawsuit continues little change with the exception of the Housa's have decided to add the association to the lawsuit against Tim. While this is frustrating it does open some doors as in either case we will likely as an association be able to file a lawsuit against the losing party in the lawsuit and recover some of our legal fees.*
 - *Personally I would like to call out the Housa's and give them the opportunity to address the community as to why they have decided to add the association to the lawsuit and further waste the communities money.*

VI. New Business:

- A. Development of new website – We will be making significant update to the website to make it more communicative. Our goal is to make it a one stop shop for the community.
- B. Response time of the Board to Inquiries
 - To eliminate any ambiguity on communications to the board we are setting a turnaround response time of a week to any inquiries to the board. That does not mean that we will have your questions answered or problems solved in a week. Just that we will initially respond within 7 days from your request.
 - If requested by the home owner we can record these communications into a log to document said communication.