

Antioch Golf Club Community Association
Board of Directors Meeting
February 7, 2011

Present: John Boyer Barry Burton Bob Greitzer Maribeth Hamm Vicky Hess
Vince Juarez George Raczkiwicz Mike Randell Joli Slusarski

Not Present: Joan Fales

Secretary to call the role: The above Present and Not Present is the result

Approval of Minutes for December 6, 2010 – Barry Burton made the motion to approve the minutes as written, John Boyer seconded the motion. All Board Members present agreed. Motion Passed

Treasurer's Report – Joli Slusarski presented the Final 2010 Treasurer's Report and the First 2011 Report.

Checking Account as of 2-7-11 \$55,911.39 at NorStates Bank
Savings Account as of 2-7-11 25,153.62 at State Bank of the Lakes
Due from owners as of 2-7-11 13,815.00 Accounts Receivable

Vicky Hess made the motion to approve the Treasurer's Reports as presented, Barry Burton seconded the motion. All Board Members present agreed. Motion Carried.

Opening Comment – Bob Greitzer provided the opening comment regarding the Golf Course Membership Proposal. Bob emphasized at this time he needs to know from the Board of Directors whether they want to consider this proposal or not. Not if the Board of Directors want to accept the proposal.

John Boyer made the motion for the Board of Directors to accept this proposal for consideration and public input for the 2011 golf season, Vicky Hess seconded the motion. All Board Members present voted yes to consider the proposal.

Discussion occurred regarding:

- Need to do a mailing to the membership
- Have Vince put the meeting on the Golf Course sign
- Public meeting on March 7, 2011 at 7 P.M. – Barry Burton made the motion to hold the public meeting on March 7, 2011 at 7 P.M., Maribeth Hamm seconded the motion. All Board Members present agreed. Motion Passed. Vicky Hess to check with the Antioch Township office regarding using their large room for this meeting and advise all Board Members via E-mail. All Board Members are to provide to Barry Burton their concerns regarding this Proposal by February 23, 2011; Barry will consolidate the concerns and provide the consolidation to Vince Juarez 1 week prior to this public meeting.

Snow Removal – Bob Greitzer rode around the property with a representative from the snow plowing company and with a few exceptions the work they did was acceptable, based upon the amount of snow we got. The few exceptions Bob Greitzer will discuss them with the snow plowing company or with IDOT if the infraction is with Rt 59.

Hidden Bunker Parking – George Raczkiewicz explained that the situation is cared for. The question regarding parking on Hidden Bunker should go to the Board of that association not to this Master Board. This situation is cared for.

Road Repair – John Boyer and Randy Buss have finalized the Bid Package for the Road Work that is due to be done this year and in the Bid Package it states the work is to be completed by July 1, 2011.

Garage Sale – Maribeth Hamm reported that the Community Garage Sale is scheduled for May 13 & May 14, 2011. She will secure the signs etc from those who have them and get the dates changed.

Covenant Amendment – Barry Burton reported he still does not have a simple majority which is 66 2/3ds % of all owners. Barry plans upon putting a letter in with the Annual Assessment billing of those owners who have not signed in order to get the additional signatures to make the simple majority.

Water Tower – There is really no further update. The Golf Club has tried to secure answers to their questions regarding timing, cost, and disruption of facilities to no avail. Per Barry Burton the Water Company does have this in their capital plan for this year, 2011. They are planning on redoing the painting of the Tower and then applying for a rate increase to support the cost. Tentatively they are planning on repainting the Tower in June/July of 2011 but, this is tentative.

Labor Day Golf Outing/Pig Roast – Use of Golf Club Tent – NO Someone has rented the tent for that day. Barry Burton is in charge of the Golf Outing/Pig Roast and will have more information as the date gets closer.

Management Company – Bob Greitzer met with American Management Company today, 2-7-11. He has a proposed agreement which will be sent to all Board Members to look at and send back to Bob Greitzer their concerns. We probably will not be able to actually hire the Management Company to do our books etc. until the earliest April 1, 2011/June 1, 2011.

Landscape Bids – Bob Greitzer asked if we need to secure new Bids for the common areas that have been done. The answer was no last year this Association signed a 2 year Bid with Acres to do the Burm facing Rt 59 and Fernando Juarez does the 2 lots behind Hole 6 for \$40.00 per week or \$160.00 monthly which is the best we could get. Acres did not want to do the lots because they would have to move their equipment to do them.

Bob Greitzer has a Bid for Weed/Feed of the 2 lots by True Green and they are willing to give us the Bid price for 2 years if we sign a 2 year Bid. It was agreed to sign a 2 year contract to lock in the price.

Sump Pump draining onto the Golf Course. John Boyer will work with the Golf Course and Randy Buss to identify the areas where homes are draining their sump pumps unto the Golf Course. John Boyer will work on securing a proposal to get these areas repaired/fixed so that the Sump Pumps are draining properly and bring a proposal to this Board; he has no idea of what the cost will be.

Barry Burton made the motion to adjourn, Maribeth Hamm seconded the motion. Meeting adjourned at 9:18 P.M.

Respectfully Submitted
Vicky Hess
Secretary AGCCA