

**Antioch Golf Club Community Association (AGCCA)**  
**Board of Directors Meeting Minutes**  
**For May 7, 2012**

Present: Bob Greitzer Barry Burton Vicky Hess Joli Slusarski Dave Olufs  
George Raczkiewicz John Boyer Joan Fales  
Not Present: Marybeth Hamm Mike Randall

Bob Greitzer called the Board of Directors meeting to order at 7:02 P.M. Vicky Hess Secretary called the roll call the results of which are as listed above a quorum is present.

Minutes of the February 6, 2012 Board of Directors meeting Joli Slusarski motioned to approve the minutes as written, John Boyer seconded the motion. All present agreed, Minutes approved as written.

Joli Slusarski presented the Treasurer's Report – Balance \$81,292.47, \$25,814.53 Money Market Account, \$26,065.00 Assessments due for this year and past years 27 total 5 have been referred to our attorney for collection, 1 has an approved payment plan, \$858.66 legal fees that will be assessed to homeowners who are in arrears and have been referred to our attorney for collection. George Raczkiewicz motioned to approve the Treasurer's Report as presented, Joan Fales seconded the motion. All present agreed. Treasurer's Report approved as presented.

Bob Greitzer explained the renewal of APM's contract for one year effective June 1, 2012 with no changes recommended by either party. Joan Fales motioned to approve APM's contract for one year effective June 1, 2012, Vicky Hess seconded the motion. All present agreed. APM's contract is approved for one year.

Bob Greitzer explained Wayne's Snow Plowing Contract for the 2012/2013 winter season at \$28,710.00 same as previous three years and for 2013/2014 winter season at \$30,720.00 increase due to escalating salt prices. John Boyer motioned to approve Wayne's Snow Plowing Contract for two seasons, Joan Fales seconded the motion. All present agreed. Wayne's two seasons contract is approved.

Bob Greitzer explained Acres Group Landscaping Maintenance contract for 2012, 2013, and 2014 at \$530.00 per month, \$3150.00 per year to mow Harbor Ridge HOA berm Price at \$15.00 per month increase over 2011. Joan Fales motioned to approve Acres Group Landscaping contract for three years, George Raczkiewicz seconded the motion. All present agreed. Acres Group landscaping contract is approved for three years.

Joli Slusarski explained how the Annual Assessment Fee should be assessed – Invoice homeowners in January for the Annual Assessment, send invoices for the next 5 months (Feb thru June) for accounts with balances owing, end of June send an invoice with a letter stating that balances are due by December 28 for an annual payment. December 1 for balances still owed will receive an invoice with balance as of December 1 stating account will be referred to attorney for collection as of the January 1 of the coming year and will include attorney expenses and legal fees. Vicky Hess motioned to approve the collection of Annual Assessment Fee as presented, Dave Olufs seconded to motion. All present agreed. Collection of Annual Assessment Fee not paid in full when annually assessed approved.

John Boyer presented the Auto Towing proposal – Antioch Automotive will be the Towing Company. John Boyer stated we need to add to our two entrance signs that Antioch Automotive is the Towing Company for violators and that will cost \$2.00 per entrance sign. Joli Slusarski motioned that we put the signs up at both entrances off of Route 59, Dave Olufs seconded the motion. All present agreed. We will add the Towing signs to our entrance signs. The procedures for Towing will be drafted at a future Board of Directors meeting.

John Boyer explained that Randy Buss who is the owner of the Architectural Firm that we have used since inception has the Surveys and Plates, John Boyer sent him an E-mail and so far has no response just that he is in Florida. Barry Burton motioned to have John Boyer contact Kem Con and go forth with using them for the Architectural part of designing our Roads as well as the other items in need of repair and also request copies of the Surveys and Plates of Survey for our property, Dave Olufs seconded the motion. All present agreed. John Boyer will contact Randy Busses firm and secure repairs as well as copies of the Surveys and Plates of Survey for our property.

Tru-Green is proposing for \$390.00 we have them do aerating of the two lots we own. No motion to approve – proposal failed.

Collection of overdue assessment on Rt 59 lots north of Harbor Ridge. Bob Greitzer and Barry Burton will research this item and bring it to our next Board of Directors meeting, August 6, 2012.

Noisy Garbage Truck early in the morning. Per George Raczkiwicz one of his people complained about the Truck coming in prior to 10 A.M. to pick up the garbage he thought we had a quite time up to 10 A.M. Bob Greitzer and George Raczkiwicz will work on a letter to be sent to all garbage companies regarding the time they may come unto our property to collect the garbage.

Utilities INC Water Tower is painted, Antioch Golf Club logo is on the tank as well as the Water Company – Rate increases, Utilities INC has requested the rate increase to cover the painting of the tower as well as there has not been an increase for a long time to cover their costs. There is an attorney who is representing all areas that Utilities INC is proposing to increase, today in Chicago was a ruling and Lisa Madigan's office has challenged the increase. Other Water Companies who have proposed increased rates got their increase, so don't hold out too much hope about our proposed increase it may well happen.

Garage Sale – Maribeth Hamm reports all is going well per Bob Greitzer

Golf Outing, Pig Roast and Tent Use – Barry Burton wanted to know if we wanted him to continue to pursue securing the tent knowing that there are some restrictions if we use the tent. All present agreed he should pursue the Tent.

Auditor – Per Bob Greitzer at our last Board of Directors meeting he thought we wanted to set up someone to audit our books. No per Joli Slusarski we discussed that we needed to have someone do our Tax Filing with the bodies we have to file with.

There were eleven owners present at this Board of Directors meeting.

There being no other business to come before the Board of Directors meeting adjourned.

Next meetings are scheduled for Monday August 6, 2012 and October 15, 2012 at 7 P.M. both at the A Township Office on Deep Lake Road behind the Lakes High School.

Respectively submitted,

Vicky Hess  
Secretary AGCCA