

Antioch Golf Club Community Association

Board of Directors Meeting

Minutes – Monday, September 28, 2020

The meeting was called to order (6:00 PM) via Virtual Conference call

Board members present were

Jolanta Slusarski,

Tom Kolk

Ken Lipski

Teri Crispino

1. Approval of Minutes from Feb 20, 2020 ***Approved by BOD***
 2. Treasurer’s Report – Joli from Aug 2020
 - a. Financial Statements

Cash	878.37
i. BBT Checking	127,606.03
b. BBT MMA	30,153.12
i. Receivables	make up 25,674.74 of which \$10,800 is in litigation with homeowner
 - b. YTD vs Budget
 - c. Delinquencies
 1. 24999 Nicklaus Way – we have asked attorneys to pursue prior owner for money owed (approx. \$3,500 plus what had been previously charged off \$3,000 - \$4,000). Also, current owner (US Bank) has been sent warning letter and fine for no upkeep to the current property. Additionally, Lake Co. is also pursuing bank for falling roof shingles, broken fencing around pool area as hazard and other items. US Bank placed property for auction on 9/22 – 9/23. Waiting to hear if any bid accepted.
 2. 24941 Nicklaus Way & 24924 Palmer – hearing moved to Aug 17 due to COVID for pursuit of moneys owed (approx. \$8,600) on 2 properties. 8/20/20: Judge found owner in default for failing to appear & continued case to 9/28/20.
- ii. Treasurer’s report approved by BOD***
3. Old Business - majority of which discussed by all board members via conference call on 4/17/20:
 - a. Sheriff’s Contract presented for approval by Teri Crispino:

Old contract was 2 hours per week at \$63.00 per hour for a max of \$126.00 per week and total of 27 weeks = \$3,402. New contract 2 hours per week at \$70.00 for a max of \$140.00 per week and a total of 27 weeks = \$3,780 .(**Need to ratify approval.**) **Ratified by BOD**

- b. Flared grate cover on berm between 59 and Trevino presented for approval by Ken Lipski. Work to be completed by Leo J Fox Trucking & Excavating for a cost of \$2,750.00. **(Need to ratify approval).** **Ratified by BOD**
 - c. On 8/28/20 had call and reviewed snow plowing contracts for Nov 2020 to Apr 2021) – Great Lakes (\$27,900) and Wayne’s Excavating (\$36,600). BOD decided to accept Great Lakes contract. Main factor was difference in cost. **(Need to ratify approval.) Ratified by BOD.**
 - d. On 8/28/20 BOD had a call to discuss road repair options. Various bids were reviewed and decision was to have Asphalt Contractors do the road repair from Rt 59 to the corner of Harbor Ridge & Stonebridge in 5 patched sections for a cost of \$23,079.00. Work scheduled to begin Wed., Sept 30 or the following day. **(Need to ratify approval).** **Ratified by BOD. Work completed.**
 - e. Total Paving will do the curb repairs down by the villas and townhouses for \$26,300.00. **(Need to ratify approval).** **BOD approved and deferred work to be done in the spring of 2021.**
 - f. **We will be holding an Executive session after this meeting (number provided via email) to confirm timing of work to be done for d & e.**
4. General Updates
- a. Garage Sale cancelled due to COVID.
 - b. Roads – AGCCA. It has come to our attention that it appears that the roads now show owned by G & G Valley Ridge, LLC. Attorneys original response from June 25th indicating extensive title work has been forwarded to Board members. In order to cut some of the research, Joli located a copy of the deed showing transfer of roadways in 2003 to AGCCA. Upon Inquiry to Lake Co recorder’s office, they are sending copy of current deed to Joli. This was recorded with the sale of the golf course. Both documents will be forwarded to attorney. On 9/3/20 BOD direction to atty to engage title co to do necessary review.
 - c. Empty lot – It has also been noted that the empty lot has been sold for taxes. Deed from 2003 located and to be forwarded to attorney. Taxes were sent to West Suburban Bank previously. It seems someone had been filing since 2003 for an open space exemption up until the sale of the golf course. On 9/3/20 BOD gave direction to atty to engage title co to do necessary review.
 - d. Same issues for 2 lots at Rt 59 & Trevino which AGCCA has been taking care of since late 2018. With sale of Antioch golf course, appears that property now shows under Valley Ridge. With attorneys Just like b & c above.
 - e. Newsletter – Nothing to report
 - f. Pig Roast – cancelled due to COVID 19

1. Ken to contact golf course
 2. Joli to contact Butcher
 - g. Review resident questions that were sent that have not been addressed above. Most reviewed via email or phone with homeowners.
-
5. 2020 meeting dates – at 8:00 PM at the Antioch Township Office (Unsure of availability at this time) May be virtual
 - a. Next one Annual Meeting Dec 14, 2020
 6. Adjourn