



ANNUAL ELECTION MEETING AGENDA
LAKEWOOD VALLEY REC ASSOCIATION

Wednesday, November 18, 2020

6:30 P.M. VIRTUAL MEETING

CALL MEETING TO ORDER

CERTIFICATION OF QUORUM- YES

-Approve annual meeting minutes from November 13, 2019

BALLOTS RECEIVED BY HOMEOWNERS SUBMISSION – NEWLY ELECTED BOARD
MEMBER IS KATIE RASCHKE FOR A (3) YEAR TERM

ADJOURNMENT OF MEETING

LAKWOOD VALLEY RECREATION ASSOCIATION

ANNUAL MEETING MINUTES

NOVEMBER 13, 2019

- Call meeting to order 6:13pm
- Introduction of attendees: Katie Raschke-Secretary, Jen Charapata-Treasurer, Gina Oleskiewicz-Licensed Community Association Manager
- Certificate of quorum was met
- Motion to pass Annual Meeting Minutes 11-28-2018: Katie motioned/Jen approved
- Nominations from the floor-none
- Introduced Mandy Doy as only candidate: Katie motioned/Jen approved
- Open discussion with questions/answers
- Meeting adjourned 6:46pm



LAKWOOD VALLEY RECREATION ASSOCIATION

BOARD MEETING AGENDA-Virtual Meeting

November 18, 2020 at 6:30pm

-Call Meeting to Order

-Certificate of Quorum of board

-Approve meeting minutes from October 20, 2020

New Business

APPROVAL OF THE FOLLOWING:

- Tulips bulbs to be installed for spring at the monument
- Reserve Study- By Reserve Advisors
- Exterior painting of the clubhouse-McBath
- Parking lot repairs, sealcoating, and painting on lines
- Pool Contract with Pool Guards
- Painting of the pool and repairs as needed prior to opening in the spring of 2021
- Approve the proposed budget for 2021 with no increase

(No questions sent to the board from any homeowners)

-Adjournment of meeting

LAKWOOD VALLEY RECREATION ASSOCIATION
BOARD OF DIRECTORS BOARD MEETING MINUTES

OCTOBER 20, 2020

6:00PM

-
- I. Call meeting to order – 6:09PM
 - II. Introduction of Board Members
 - Mandy Doy - President
 - Jen Charapata - Treasurer
 - Katie Raschke - Secretary
 - III. Certificate of Quorum by the board of directors was met
 - IV. Motion to pass meeting minutes from November 13, 2019
 - Jen Charapata motioned/Mandy Doy approved
 - V. New Business Discussed
 - Painting of the clubhouse
 - Trees in the common area
 - Parking lot repairs
 - Fence repair
 - Landscaping contracts – renewal; current contract ends 11/30/20
 - Reserve study proposal – waiting on proposal from reserved advisors
 - Discussion of clubhouse rentals
 - VI. Adjournment of meeting – 6:25pm

LAKEWOOD VALLEY RECREATION CENTER						
625 Members						
2021 PROPOSED Budget - Annual/Statement						
EXPENSES						
2021						
ADMINISTRATIVE						
Management Fee						\$28,069.80
Office Expenses						\$9,000.00
Legal						\$7,250.00
Insurance						\$13,000.00
Tax/Audit						\$2,100.00
TOTAL ADMINISTRATIVE						\$59,419.80
CLUBHOUSE						
Misc. Expense/Building Repairs						\$5,200.00
Plumbing						\$1,000.00
Security System						\$1,000.00
COMCAST - Wi-Fi						\$1,200.00
Painting						\$600.00
Janitorial/Cleaning of the clubhouse						\$6,500.00
Supplies for Clubhouse						\$1,000.00
Water/Sewer						\$2,600.00
Gas						\$2,700.00
Electric						\$4,400.00
Clubhouse -Furniture/Appliances						\$1,000.00
Outdoor Furniture						\$1,000.00
DIRECT TV- Cable						\$1,000.00
Telephone- AT&T- Regular line and 911 for pool						\$2,400.00
Tot Lot Repairs/Inspections						\$1,000.00
Tennis & Volleyball Courts						\$400.00
Scavenger Service						\$4,700.00
Clubhouse attendant						\$19,750.00
Social						\$350.00
Landscape Contract						\$5,680.00
Landscape Additional						\$4,500.00
Tree Care Treatment						\$1,000.00
Snow Removal						\$2,500.00
Snow Additional						\$3,500.00
TOTAL CLUBHOUSE						\$74,980.00
POOL						
Lifeguard Service						\$32,000.00
Pool Supplies, Repairs, Equipment						\$4,500.00
Pool Tags						\$100.00
TOTAL POOL						\$36,600.00
TOTAL EXPENSES						\$170,999.80
RESERVES						\$1,625.00
GRAND TOTAL						\$172,624.80
Rental Income						(\$12,000.00)
						\$160,624.80
Annual Assessment -Condo Assoc. and Single Family						\$257.00
All assessments that are received and NOT CLEARED after March 1st, 2021 will be considered late and will receive a \$25.00 late fee.						
Any budget surplus may be added to the Reserve Fund to establish a reasonable reserve as required by Illinois law or left in the Operating account for future expenses unless the governing documents specify otherwise.						
Please contact manager if you are interested in an itemized accounting of the common expenses for 2020 actually incurred or paid.						