

**Citadel on the Pond
Townhome Owners Association
Board Meeting
February 10th, 2022**

Opening:

- The Meeting was called to order by S. Adler of EPI at 6:33 PM.
- In attendance were Board members:
 - President: B. Zickert
 - Treasurer: L. Halstead
 - Secretary: E. Fuller
 - EPI Representative: S. Adler from EPI
 - Six owners from Five units

Minutes:

- L. Halstead made a motion to dispense with the reading of the approved 11/30/21 Minutes that are posted on the website. E. Fuller seconded the motion.

Financial Report:

- The December 31st 2021 Assets are \$887,835.34
- The Wood Deck Reserve is negative due to the purchase of future deck materials in 2021 by RCH to avoid a price increase for the decks being built in 2022.
- The YTD Operating Budget through Dec. 31st, 2021 is over Budget by \$10,923.27 due to expenditures for additional landscape, retaining walls for erosion control and the removal of diseased trees. These costs should decline with each year.
- B. Zickert made a motion to transfer the 2021 Budget surplus of \$1382.15 to the Retaining Wall & Fence Reserve and L. Halstead seconded the motion.
- Total delinquencies were reduced to a total of \$10,615.46. The over 90-day category amount improved, due to a significant payment made by one owner.
- E. Fuller made a motion to approve the December 31st, 2021 Financial Report, and B. Zickert seconded the motion.
- L. Halstead made a motion to transfer the 2021 Deck Painting Reserve amount of \$63,621.62 to the Wood Deck Replacement Reserve for the ongoing composite deck replacement project. B. Zickert seconded the motion.

Landscape Report:

- The 2021 year-end numbers included an unbudgeted amount of \$10,500 for seven retaining walls that needed to be built for erosion at certain end units.
- An additional Arborvitae was planted at the Auto Nation border to fill the gap before the new fence starts, when the additional weak Arborvitae are removed.
- L. Halstead suggested that a Landscape Reserve category be discussed for 2023.

Maintenance Report:

- The Committee recommended skipping a year for sealcoating of the driveways as they are holding up well and all driveways between 600-620 were done last year. E. Fuller made a motion to skip seal coating in 2022 and L. Halstead seconded it.

Management Report:

- EAM submitted a two-year contract for the monthly pond maintenance and bacteria treatments for sediment reduction. The BOD was concerned about the 30% cost increase for 2022 and a 60% cost increase for 2023 versus the 2021 costs. E. Fuller made a motion to have Clarke Aquatic Management quote both parts of the Pond work, for a cost comparison. L. Halstead seconded the motion.
- L. Halstead made a motion to accept the 2022 Pizzo contract for \$4015.00 for the Wetland stewardship of the Pond plants. E. Fuller seconded the motion.
- The BOD tabled the discussion of further legal action against two remaining Oakwood owners and the illegal draining of sump pumps on to the Wetland area.
- The BOD discussed bids to seal the East and North brick facades. The BOD tabled the discussion until this non-budgeted project has more accurate costs.
- EPI to get a revised price from K Brothers to include the fence extension where four diseased evergreens will eventually be removed at the Auto Nation border.
- RCH repaired the Ogden fence that was hit by a car on 1/30/22. The driver will pay the RCH temporary repairs costs (which have not been billed) and also pay the permanent repairs to be done by K Brothers for approximately \$1330.
- The Flock security system was discussed at a cost of \$2500 to install a camera for license plate tracking at the entrance. S. Adler to research the Westmont Police Dept.'s recommendation, if a system is deemed necessary at the Citadel?
- The two Bobcats for snow plowing will remain at the parking lot by units 650-652 as this location was listed on the Westmont permit to store the equipment there.
- L. Halstead made a motion to send an email blast out to owners if the snowfall is borderline and snow plowing won't be done. B. Zickert seconded the motion.
- Residents are reminded that only the road is salted during snow plowing.
- L. Halstead made a motion to approve Ace's Irrigation 2022 sprinkler start up and shut down service contract for \$700.00. E. Fuller seconded the motion.
- The next Citadel meeting is on April 21st and it will be a Virtual meeting. The Citadel outdoor meetings at Ty Warner Park in the Long Pavilion are confirmed for June 23rd, August 18th and Sept. 22nd. All BOD meetings start at 6:30 PM.
- B. Zickert announced that the Citadel's West Suburban Bank will transition to Old Second Bank in the future. B. Zickert to discuss the details at a later meeting.

Homeowner's Forum:

- 671 warned that a silicone sealer for the brick may harm the composite decks.
- 671 reminded the BOD that a security camera will have rising costs each year.
- 672 asked about the landscape qualifications for a retaining wall at the patio.

Closing:

- The regular meeting was adjourned at 8:19 PM, per a motion by B. Zickert and seconded by L. Halstead. Executive session immediately followed the meeting.
- *Respectfully Submitted: E. Fuller, Secretary*