

Antioch Golf Club Community Association  
Meeting Minutes  
For  
October 11, 2010

Present: John Boyer Barry Burton Bob Greitzer Maribeth Hamm Vicky Hess  
Joli Slusarski George Raczkiwicz Sally Todd

Not Present: Joan Fales Vince Juarez Mike Randall

Bob Greitzer called the meeting to order at 7 P.M. and explained to those homeowners present that this is a Board of Directors meeting and they are invited to listen to what the deliberation/s are about but not to interrupt, there will be time allowed for questions/comments from owners under New Business prior to the adjournment of the meeting.

#### APPROVAL OF MINUTES FROM MAY 10, 2010

Barry Burton made the motion to approve the minutes as presented, John Boyer seconded the motion all present agreed. Motion passed

#### TREASURER'S REPORT

Joli Slusarski presented the Treasurer's Report:

\$76,061.12 in the checking account as of 10-11-10  
25,000.00 in The State Bank of The Lakes  
\$101,061.12 total

We have \$17,303.75 in account receivables for 2010, will do another mailing next week to the 10 to 15 people who are not paying. They are the same people who usually do not pay until near the end of the year. If these people do not respond to the letter that will be sent next week then they will be turned over to our lawyer for legal action.

George Raczkiwicz made the motion to approve the Treasurer's report, John Boyer seconded the motion all present agreed. Motion passed

#### GENERAL UPDATES

- a. Pig Roast – Went well had 40 tables and most were full. Seemed that those who were present had a good time. The weather turned cold so people did not stay as long as they did in prior years.
- b. Roads – John Boyer is awaiting Randy Buss's comments for Street Repairs for 2011 and a historic document detailing when what street was done. Because Randy Buss has been involved in all the street repairs from the beginning. Trevino Lane and part of Fairway Drive along with the Storm Drain by the empty lot next to Joli are scheduled to be done in 2011. We should then have 2 to 3 years before we need to start from the beginning for street repairs. Per John Boyer he does not see where we need to replace any more street signs.
- c. Sheriff Program – George Raczkiwicz has been working with the Sheriff's Department in June there were 4 tickets issued, July 3 tickets issued and 1 arrest we pay \$60 per hour and they are to be patrolling the property.

## GENERAL UPDATES CONTINUED

- d. Garage Sale – The person who spear headed this this year believes that the Garage Sale should be earlier in the year and start on Thursday. Frank Hirschenheiter did the Garage sale this year and has gone on record stating That he will not do the Garage Sale next year.
- e. Covenant Status – Barry Burton reported that he has 137 signatures which is far less than what we need, we need 66 2/3s of the whole which includes all the Condominium owners, Townhome owners and owners of homes on the property. Could have the forms available at the annual meeting and also mail them out with the Annual Assessments in hopes that we will get the needed additional signatures. There is no time frame to secure the signatures however, we need to make sure that we have current owner's signatures not previous owners. We need to compare the addresses and owners with the tax roles from the county. Barry secures the tax roles for Joli to use for the mailing of the Annual Assessments but, not every year and there is a fee to secure this information.
- f. Park Benches – George Raczkiwicz did have his maintenance person do 2 Benches but, held off on the balance until this Board approved what he has Done and will pay for the rest to be done. George will tell his maintenance person to do the balance over the winter.
- g. Water Tower – The Water Company has changed both the District Manager and the Local Manager so they/we have lost contact but, hopefully they will agree to meet with us. The original primer on the tank has lead in it. Barry Burton, John Boyer and Bob Greitzer are still working on this item.
- h. Management Company Concept – Bob Greitzer will present the proposals to Board, need to find out what the cost per Homeowner/Association will be so that we know what the increase will be in the Annual Assessment to cover the cost of a Management Company plus we need to provide to all bidders the same items we want them to do so that they are bidding on the same items. This item will be handled at the Special November Board of Directors Meeting scheduled for Tuesday November 9, 2010 at 7 P.M.
- i. Renew Snow Plowing Agreement – It appears as though there is no change in the amount that Wayne's contract is stating for this years Snow Plowing. However, the Snow Plowing contract is not available at this meeting to determine if the amount is the same or different. The contract as presented from Wayne's stated that the whole season is \$28,710.00 with the 1<sup>st</sup> payment due by November 15, 2010 for \$4785.00 and the final payment due by April 15, 2011. This item will be added to the Special Board of Directors meeting on Tuesday, November 9, 2010.
- j. Other Old Business – Directory for all owners Bob Greitzer has the information and will meet with Sally Todd and Joli Slusarski to go over the information and secure someone to print the document for all owners on the property.
- k. No other Old Business

NEW ISSUES

Twelve owners were present at the meeting and some did have questions under New Issues.

- 1) One owner did want to have access to the tax records so he could do a program to determine who would owe what portion of the Annual Assessment Amount. The Board of Directors did not agree to give the records to this owner.
- 2) Another owner wanted everyone to pay the same amount regardless of the value of their property because this owner's people pay the highest Assessment Amount on the property and they feel this is unfair. (Currently the % an owner pays is based upon the value of the owners land and building taken from the Lake County Tax roles. This is in agreement with the current Master Covent). This item will also be discussed further at the Special Board of Directors meeting on November 9, 2010 in preparation of the 2011 Budget.

No other business to come before the AGCCA Board of Directors Barry Burton made a motion to adjourn, John Boyer seconded the motion. All present agreed. Meeting adjourned.

Next meeting of the AGCCA Board of Directors is a Special Meeting on Tuesday, November 9, 2010 at 7 P.M. at the Antioch Township Office on Deep Lake Road. The Annual Meeting will be at 8P.M. on Monday December 6, 2010 at the Antioch Township Office on Deep Lake Road.

Respectively submitted  
Vicky Hess  
AGCCA Secretary