



Silver Lake Villas

HOMEOWNERS ASSOCIATION

PO Box 831, Orland Park, IL, 60462 [www.silverlakehoa.net](http://www.silverlakehoa.net)

## Silver Lake Villas Home Owners Association

### Minutes of the Board Meeting April 20, 2022

#### Call to Order:

Board President John O'Halloran called the meeting to order at 6:30 PM

#### Roll call by Board Secretary:

Board Members, John O'Halloran, Maureen Swearingen, Kathy Walsh, Curt Unander, Fintan Broderick

Agenda: Board President O'Halloran had an excellent Power Point presentation of the meeting agenda presented on two screens at the Orland Park Library main conference room. \* (see appendix).

#### Presentation of Member's reports:

- Curt Unander, Secretary** (a). discussed the change in the By-Law Amendment Article V1 Assessments-Maintenance Fund; change in Amendment to allow unit owners who purchased their units between 2012 Jan 1, 2022 to obtain a refund from our Treasurer for their two (2) months deposit. (b). Advised unit owners present that the annual mandatory Dryer Vent cleaning letter and contractor sign off sheet will be mailed in late June. You may use a contractor of your choice providing the contractor is a certified dryer vent contractor.
- (c). The board acknowledged Ronnae Faith Ondras who purchased a unit in January 2021 and was inadvertently omitted at the January 2022 board meeting as a new unit owner in 2021.
- (d). New unit owner contact list will be mailed to unit owners who show only

one contact information listed, only for Board information and not to be disseminated to any other unit owner. A second contact (next of kin) is needed in case of emergency.

(e). Curt addressed the unit owners regarding By-Law enforcement, indicating that when a unit is purchased, the buyer and his/her attorney is given a copy of the by-laws, including the rules and regulations. It is legally implied that you have read the by-laws and agree to abide by those laws and to be governed by the duly elected board. We are sure responsible unit owners can imagine the chaos if every owner could do as they please. The board does not issue warning letters nor assess fines without careful consideration of the facts. The compliance officer does not do this arbitrarily but with the support and opinion of the board. President O'Halloran stressed again, the importance of following the boards by-laws and rules.

Board member reports continued:

**Kathy Walsh, Treasurer:** Kathy advised the owners of our balance in our savings and CD account with a total of \$ 399,429.00 and a sum in our checking account of \$ 51,685.00. She addressed the various methods of paying the monthly assessments and working with Maureen (VP-IT director) for new approaches for payment of the monthly assessment. She stressed again, that unit owners must pay their assessment by the 5<sup>th</sup>, of each month or face a financial penalty.

**Maureen Swearingen, Vice President IT-Director.** Maureen discussed the success of our Web site and her additional plans for a private profile and a (My wallet) program to track assessment payments per unit owner. In the six months since taking office Maureen has contributed greatly to the professionalism of our association, and her help to other board members is greatly appreciated.

**Fintan Broderick, Director of Buildings and Grounds.** (a). Fintan discussed his walk around with the landscaper CnC. Discussions included preparation for spring plantings, both flowers and bushes, and the addition of these

Items for the beautification of the common elements. (b). Irrigation. There will also be a walk around with our irrigation contractor Greenday to determine the state of the system and its future of the decaying system in our complex. (C). Painting will be deferred this year due to other demands on our finances and minor re-pointing will be done after evaluation. (d). Restriping of the visitors' parking area and cul-de-sac turn around between Buildings 4-5 is planned for this summer.

**John O'Halloran, President:** John presented the unit owners with the Board's "Capital Improvement Proposals" These items are as follows:  
(a). Irrigation System, the system is now 30 years old and is a unique system That cannot be replicated. Parts for the system are difficult to find or are Impossible to be found. Water costs are rising substantially each year with the impact to our budget. Replacement of the system is not feasible. We will continue to operate the system in the summer months (Memorial Day to Labor Day) and try to keep up with any repairs necessary. In the event of a serious breakdown, the system will not be replaced.  
(b). Roofs, This is largest expenditure that the Silver Lake HOA has faced in our 33-year history. This is a critical decision and a major milestone for the community. Roofs are very expensive to replace and replacement would also apply to the vast variety of skylights which are an owner expense. What are the solutions? The board has negotiated with an independent consulting firm "Alliance Consulting" who will conduct intensive examination of all twenty building roofs to determine which roofs fall into good, fair, or poor category. The board is in the process of obtaining bids from qualified roofing contractors and a final determination will be made after discussion and review by our attorney. We are planning a start in 2023, with poor roofs to be taken care of as soon as possible. We are estimating a 3–6-year time frame and we are evaluating payment options such as a commercial loan or using much of our reserve to offset the impact of a potential million-dollar expense. Either way there will be a special assessment to the unit owners which will probably be in the area of \$ 100-\$ 120 per month over a six-year period. Payment plans will probably be monthly, yearly or a full payment at one time.

(c). Grounds and Activities Committee. Four-unit owners have volunteered to be on this committee. Their tasks will be as follows: 1. Repaint or replace existing entrance signage. Add additional sign to proposed "Village Square" with additional benches. 2. New spring/summer plant materials around all signage. 3. Design and build out our "Village Square". 4. Categorize and inventory our existing trees and shrubbery for the entire complex. 5. Develop an activity program such as bike rides, golf etc.

(d). Points to Remember: New windows and garage doors must be Approved by the HOA board. Patio doors and screen doors must fit the building color scheme and approved patterns. No plantings are allowed off your patio or along the sides and front of the buildings.

(e). John strongly indicated with the board's approval that no "Unit owners Directory" will be printed in the future. This action is done with the current exposure of names, addresses, phone numbers etc. to unscrupulous people wanting to use this information for their gain. Please destroy your old directories.

(f). John stressed that it is up to all to keep the complex neat; pick up trash, especially dog waste, don't overload patio and decks with furniture.

(g). Retention ponds will be re-habed and sink holes will be filled in, dead bushes will be replaced by the landscaper.

A ten-minute break was scheduled:

**Question and Answer period followed.**

1. Residents were concerned about the elimination of the directory and asked why they were not allowed to vote on this issue. John explained The reasoning for this decision and indicated it was final.
2. Several residents were concerned over the irrigation issue, and hoped a solution could be found.
3. The parking issue at building 15023 Mayo was brought up again by the unit owner who indicated people are still parking in the driveway of this unit to drop off their assessment. John again indicated common courtesy should prevail and residents should use the driveway of the Treasurer 15021 Mayo for this purpose.

4. A resident expressed an opinion that all storm doors should be of the same design and color.

The board appreciates all residents who attended the meeting.

For the Board,  
Curt Unander Secretary

CC: 1. Appendix, Power Point Presentation  
2. Attendance List