



Silverlake Villas
HOMEOWNERS ASSOCIATION

PO Box 831, Orland Park, IL, 60462
www.silverlakehoa.net

**Silver Lake Villas Homeowners Association
Minutes of the Board Meeting August 11, 2022**

Call to Order:

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

Roll Call by Board Secretary:

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

Meeting Agenda: Board President O'Halloran had a Power Point presentation of the agenda which was displayed on two screens at the Orland Park Library Meeting Room. *(see appendix)

Presentation of member's reports:

Curt Unander, Secretary

- 1) Discussed the Orland Fire Protection District's billing review and wellness checks. Maureen placed in the web site information regarding the billing procedure and the fact that Orland residents will never be billed for any ambulance call. Also discussed was the importance of calling 911 for any emergency no matter how small
- 2) Emergency Fire Lane parking prohibited. Residents, guests, etc. are absolutely prohibited from parking on the association streets. Association streets are indicated in the web site.
- 3) Election Information. Curt discussed the upcoming October election of two board positions. At the end of August, a notice will be sent out requesting nominations to the board. Resumes are requested to be sent to VP Maureen Swearingen as she will handle the election issues. Ballots to be printed the last week in September with the nominees listed in alpha order. At the annual Board meeting in October all residents are encouraged to attend, bring their ballots for counting and the two board selections will be announced.

Kathy Walsh, Treasurer

- 1) Kathy advised the unit owners that our balance in the savings and checking accounts was \$ 418,319.00 and the balance in our checking account was \$ 56,134.00.
- 2) She announced that a representative of CIBC bank will be at the October meeting to discuss assessment procedures such as Direct deposits and credit card transactions to eliminate mail issues. She stressed that we must have accurate current phone and email information for handling any issues that may occur.
- 3) Also, there are no exceptions for late payment of the assessment and a fine letter will be sent out if late payment is made.

Maureen Swearingen, Vice President IT director

- 1) Maureen discussed the current status of our professional web site and the work she is doing to input new ideas and incorporate suggestions from the residents. The web site is a fount of information regarding the association and past, present and future activities.
- 2) She asked that any residents having trouble logging into the web site contact her.

Fintan Broderick, Building and Grounds Director

- 1) All spring landscaping projects have been completed.
- 2) All work orders submitted will be promptly handled.
- 3) Problems with getting contractors to handle small issues discussed
- 4) Concrete issues between buildings 4 and 5 were addressed.
- 5) New resident and guest only parking signs are being developed and will be installed shortly.
- 6) Mail box painting is scheduled and will be completed when the hot weather subsides.

Fall Projects:

Requesting bids for landscaping maintenance, tree service and snow removal are in the works.

John O'Halloran, President SLVHOA

2022 Capital Improvement Proposals

- 1) Irrigation System is in excellent shape and well maintained. Currently the contractor is in the process of replacing old sprinkler heads with more efficient models.
- 2) Patio extensions: Residents can expand their patios by 80 sq. ft. with the following rules: Only poured concrete is permitted to expand a patio. No blocks, bricks or other temporary materials can be used. Must comply with Association and Orland Park building requirements.
- 3) Must check with Fintan/John prior to any work.

Roofs:

John indicated that this would be the largest expenditure facing the Association since its inception. It is critical decision and a project that must be done.

- 1) Current roof status: Roofs need to be replaced within one to five years
- 2) Alliance Consulting did a thorough inspection of all roofs, flues, skylights, dryer vent exhausts and gutters to determine condition and needs
- 3) Roofing specifications and all items will be requested in contractors' bids
- 4) Special Assessment will be required to be paid by all unit owners, monthly, quarterly, yearly or in a lump sum. This assessment will start in January 2023.
- 5) Minor roof repairs will start in the fall of 2022.
- 6) Remodeling Reminders: Windows, garage doors, replacement screen doors and other work must be approved by the HOA prior to construction.
- 7) Patio doors, front doors and screen doors must fit building color scheme and approved patterns.
- 8) No plantings are allowed off your patio or in front of buildings.
- 9) No structural alterations to your unit or deck/patio without permits and permissions
- 10) Check with Fintan/John before any work is considered.

Buildings and Grounds Committee: Eileen Duhig-Lyons, Tracy Stasukewicz, Bonnie Carpenter:

Items that this group is working on:

- 1) New signage, landscaping and lighting have been installed at the two entrances
- 2) Identification of dead/dying shrubbery in building fronts (including stone replacement)
- 3) Design and build our Village Square
- 4) Social activities

Residents' questions and answers:

- 1) We cannot outlaw parking on Orland Park streets.
- 2) Current minor roofing leaks need to be addressed by the board; this is being worked on for correction.
- 3) Again, the parking problem on the 20-B driveway to drop off assessments was brought up. Again, residents were told under no circumstances to park in this driveway.
- 4) Several residents again complained about landscaping and weed issues and this problem will be addressed with the landscaper.

- 5) Problems paying for the Special Assessment were addressed by several residents; unfortunately, there is no relief or excuse from this requirement.

The board appreciates all residents who attended the meeting.

For the Board

Curt Unander, Secretary

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