



Silver Lake Villas

HOMEOWNERS ASSOCIATION

Silver Lake Villas HOA, PO Box 831, Orland Park, IL 60462, www.silverlakehoa.net

Board Members

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The Silver Lake Homeowners' Association is a vibrant community that puts residents first. We strive to enhance the beauty, safety, and value of our neighborhood so everyone can enjoy the best possible quality of life. Our vision is driven by our mission, which is to support and strengthen our community.



Silver Lake Villas Homeowners Association Minutes of the Official Board Meeting October 23, 2023

Call to Order:

Board President John O'Halloran made some brief opening remarks stating this is the most important meeting of the year with the election of three officer positions.

Roll Call by Board Secretary:

Board Members Present: John O'Halloran, Maureen Swearingen, Tracy Stasukewicz, Fintan Broderick, Curt Unander

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.

Board Business: Secretary Curt Unander announced the appointment of Tracy Stasukewicz to the position of Treasurer to fill the remainder of the term of Kathy Walsh who retired after many years of service to the association.

Curt presented three new resolutions to be voted on by the board:

1. Anti-Harassment resolution
2. Limited and Common Element definition resolution
3. Private sale of units between parties

These resolutions will be printed at the end of the minutes as attachments.

Other business: The Secretary notified the attendees that the dryer vent cleaning program for 2023 was completed in September with 100% compliance. Also announced was the attendance of new unit owners, Robert and Maryann Koehn, 8960 Dublin St. Unit 12-A. We welcomed them to the association.

Mr. Timothy McGinnis, President of Celtic Property Management was in attendance at the meeting and was open to questions from the residents regarding their assessment, special assessment and skylight payments. President O'Halloran remarked on how smoothly the transition of the associations financial requirements took place since the June 2023 startup.

President O'Halloran took the floor with a presentation on the 2023 Year in Review. "What have we accomplished."

1. Capital Improvement Special Assessment for the re-roofing of all 20 buildings in the association. The work done on the initial 8 buildings in 2023 by Hamstra Roofing, the plan for an additional 8 buildings in 2024, and the final 4 buildings in 2025 was presented to the attendees. John indicated that the lack of complaints and the complimentary notes received indicated the unit owners were well satisfied with the progress to date.
2. Celtic Property Management Since June 2023, Celtic has taken over the monthly and special assessment collections from the board. This has been done efficiently, smoothly and with few complaints. The board and the unit owners appreciate the excellent way the transition was accomplished. Also, Celtic has provided the board with extensive financial reporting and has taken over the laborious job of real estate sales administration.

3. Seal Rite Asphalt was contracted to perform some minor repairs of a few bad spots on various association private driveways. Furthermore, extensive repairs are in the works for next year.

VOTING

Secretary Unander, not up for election this year, asked non-board members Anita Bolanos and Janet Wahlen to tally the ballots for the election of three board positions. This was accomplished and the results presented to the secretary. The vote totals were announced, 45 votes for Fintan Broderick and 44 each for O'Halloran and Swearingen. The Secretary then announced that the three former officers would be re-elected to their previous board positions. John O'Halloran indicated that he and Maureen Swearingen would be serving their final 2-year term and that unit owners should step forward and run for these positions in 2025.

2024-25 Goals and Objectives

1. Complete roofing project in three years 2023-2025.
2. Design and implement a master landscaping plan, including a village square.
3. Resident Assistance: Volunteer help to those unit owners who need help with various tasks.
4. Underground Utility Evaluation: An overdue and needed project not done since the incorporation of the association in 1987.
5. Fiscal Stability: The need for the association to continue to fund needed long-term projects and maintain a healthy balance in our reserve funds.
6. Future Board Management: Without unit owners stepping forward in 2025, it is very possible that all the current board responsibilities would be taken over by an outside management company.

Some New items:

- Winter Travelers: Make sure your water, heating and electricity are protected if you are gone for an extended period over the winter. Make sure someone you trust checks your unit on a regular basis.
- Flushable Wipes: Do not flush down the toilet, regardless of package claims.
- Snow Removal: Service will start December 1, 2023. Clear driveways of flowerpots and other objects. A minimum of 2" snow must fall. Only courtyard sidewalks will have pet and plant safe ice melt applied.
- Follow holiday exterior decoration guidelines.

Questions and Answers:

- Most questions from the attendees were regarding the salting of association and village sidewalks.
- Also, questions regarding the final tree trimming and bush removal by CNC prior to December 1, 2023.
- A question was asked about the snow removal contract and what does it cover?
- A final suggestion was made from a unit owner regarding placing lint traps over the washer discharge hose.

All questions and responses were answered by the board as thoroughly as possible.

The Board appreciates all residents who were in attendance.

For the Board:

Curt Unander, Board Secretary

Attachments: Three Resolutions as indicated above.