



Silverlake Villas
HOMEOWNERS ASSOCIATION

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

**Silver Lake Villas Homeowners Association
Minutes of the Board Meeting October 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:

Kathy Walsh, Treasurer

1. As you will note from John's Power Point slides, it is important to discuss the benefits of streamlining your monthly assessments, I have included the attachment from CIBC, the associations bank. This presentation was given by two representatives from CIBC, Christine Wallner and Jill Whitney. As you will see after the presentation there were several questions from the residents.

Please see attachment: CIBC Benefits of Streamlining Your Monthly Assessments at the end of the Minutes:

- a. Can they continue to use a personal check.?
- b. Can they continue the way they have been doing through auto pay?
The answer to these questions is yes.

John O'Halloran, President

John presented the association's goals and objectives -administrative updates for 2022

- Building and Grounds Director Officer position created
- Reviewed, rewrote and published on-line association by-laws
- Additional by-laws and rules clarified and upgraded
- Web Site created
- Minutes placed in Web Site
- Logo and Branding of SLVHOA
- Digitized current and available past association documentation
- Visitor lots parking restrictions eliminated
- Upgraded software and PC's where required
- Updated financial practices
- Increased service fees for closing real-estate transactions
- Community announcements, and services
- Resident recommended vendor list
- Electronic work orders

- New entrance signage and landscaping
- Upgraded Landscaping Services
- Power washed sidewalks
- Upgrades on sprinkler heads for the irrigation system
- Ice Cream Social

Maureen Swearingen, Vice President

Election of New Officers,

Pursuant to our By-Laws, Board officers serve two year terms. This year two officer positions were up for election. As the State of Illinois Condominium Law requires that the positions are not to be designated, the two officers elected will be appointed to their positions by the Board.

The ballots were counted by two members selected at large from the audience and the results announced by President O’Halloran.

Kathy Walsh, and Curt Unander were nominated unanimously, with one ballot a write in for a Management Company.

President O’Halloran, with board approval placed Kathy Walsh in the Treasurer’s position, and Curt Unander in the Secretary’s position.

John, then asked the newly appointed board members for their comments. Kathy indicated that after the upcoming term, she would have remained in this position 14 years, and this would be her last term ending in 2024. She encouraged residents to step forward and run for board positions, and she would train applicants in her duties. Curt echoed her response and indicated that 2024 would complete his 6 year as Secretary and would welcome resident (s) to step forward and run.

Fintan Broderick, Buildings and Grounds

- Fintan covered the current state of Landscaping contract with CNC
- Bruno Tuckpointing
- Davey Tree Service.
- Seal Rite Asphalt (Visitors Parking)
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John O’ Halloran, President

2023 Association Goals and Outlook

- Roofs, John explained that the board was revisiting the bids from the three Contractors who have presented bids that the board approves. These bids will be re-examined for the new conditions and reviewed by our attorney. We are currently not ready to announce the winning bid, or indicate the amount of the unit owner assessment, but that information will be forthcoming in the next several months.
- Text alert System
- Start Village Square
- 2023 Landscaping Plan
- Comprehensive Review of all Rules and By-Laws

Curt Unander, Secretary, Compliance Officer

- Curt congratulated the unit owner for the excellent cooperation in completing the Dryer Vent Program on time and with 100% completion. He also thanked those unit owners who have contacted their Insurance Carrier and had them add our Silver Lake Villas address as a second addressee on their renewal forms.
- Curt and Rosemary Ihle as members of the Orland Fire Protection District Senior Advisory Council indicated that this is Fire Protection Month, and to replace the batteries in their smoke alarms, or better still by the 10-year sealed alarms now on the market.

Question and Answer Time

- Questions from the residents were as follows:
 1. Roofing Special Assessment minimum, and separate payments to the reserve
 2. Several Trees are dying and need to be replaced
 3. Potholes in driveways and private lanes caused by heavy loaded garbage trucks, need to be refilled prior to snow plow season
 4. Access to mail boxes during heavy snows
 5. Replacing the dead boxwood bushes

All questions were answered by the Board to the best of their knowledge, and other answers needed will be deferred until a good followup answer will be made.

The board appreciates all residents who were in attendance.

For the Board,

Curt Unander, Board Secretary

CC: Attachments – CIBC Monthly Assessment Information
John’s Power Point

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