

Courtyards at the Fields Condo 3rd Quarter Board Meeting was held on Monday September 12, 2022 at Savoy Rec Center at 6:00p.

Board members present: Kate Hewerdine President, Dale Hanson V. P., Teresa Morgan Secretary, and Uttam Roy.

Owners present: Laura Reynolds (Doug Short) 106 Essex #8, Dale and Marsha Clark 102 Essex #10, and Dmitry and Charlotte Voznyuk 103 Yorkminster #3

The meeting was brought to order by our Vice President, who then turned it over to our President Kate Hewerdine.

Old Business

1st on the agenda was Update on the litigation with insurer re: roof replacements, the only thing to report was that the attorney reported that the insurer moved the case from state court to federal court. He feels that if anything this will help speed up the litigation, he otherwise had no concerns about it.

On this subject it was brought to everyone's attention that homeowner of 104 Yorkminster #4 had a roof leak issue found on realty inspection, causing some damage to the interior and they have asked to have this repaired prior to closing on the unit. A bid was received from Rector Construction that was acceptable to the board and the homeowner for repair on the roof. We will be asking Rector Construction to assess 106 Essex and plan to do a repair on this roof as well, due to homeowners with leaks causing damage to their ceilings.

Update in lighting: Ameren is working on repairing the carriage lights on the property.

Deck repairs are underway with a new Handyman, Mark Taylor. Dale reports that the damage to the decks was worse than first thought, so more costly and more time to complete.

Kate advised that there are some tree stumps that she would like to have removed and Evans landscaping has been made aware and are planning to remove them. Two residents then asked for dead bushes to be removed as well. The board will have Evans Landscaping assist with this as well.

Kate again wants to make sure owners are aware that she has salt for porches and sidewalks for the winter, if you would like a container of salt she asks that you reach out to her at 217 722-3915 leave your name, building and unit number and she will bring it to you.

New Business

A homeowner has asked about flying a flag from their balcony, wondering if this would be okay with the HOA? The HOA by-laws and do not include anything that prohibits anyone from flying flags. This was discussed with members present and there were varying opinions. The board felt that this will need to be taken under consideration and a decision was not made.

Our Handyman Mark has been doing good quality work for us, but the board is always open for suggestions for small repairs, painting, powerwashing. Etc.

Trash removal contract will expire in November and some home owners would like to switch from Republic to either "Illini or ABC", will need to get bids and decide soon.

Questions, comments and concerns

There was a question about the AUP report and if the board was planning to appoint a new Treasurer, the board would really like to hear from anyone interested in the position.

There were other concerns about finances and questions about the "2023 Budget" and if the percentages of funds being put into checking and into the reserve (money market account) are going to be adjusted?

It was discussed again about taking bids for new insurance company.

A homeowner also asked if other homeowners ever smell smoke or the smell of marijuana in their units?

There was also an objection to the minutes of the last meeting. Dale Hanson requests that 2 words be stricken, he wants the words "all of" stricken from the 2nd paragraph in the minutes of 6/7/2022.

This meeting was then adjourned.

Next meeting to be scheduled for December 2022

Teresa Morgan, HOA Board secretary.