

Saddle Brook Community Association 2010 Annual Meeting Minutes

(Respectfully Submitted by Michael Long, Secretary, 3/6/2011)

I. Call to order

Cathy Giangrasso called to order the Annual meeting of the Saddle Brook Community Association at 6:00PM on March 7, 2010 at the Oak Brook Golf Club

II. Roll call

Board Members Present: Giangrasso, Long, Stawarz, Pritzel, Karambolas

Matthew Chojnowski (Oak and Dale) reported that 186 lots from Saddle Brook were represented by attendance or proxy. A quorum of the board and resident representatives were present.

III. Minutes from last meeting

Minutes from the last Saddle Brook annual meeting, March 1, 2009 were presented to all attending residents via hand-out and Cathy Giangrasso requested discussion or questions. Jeff Franklin moved for a voice vote of all attending residents to approve the minutes and seconded by Steve Stawarz. A voice vote was called for and the minutes were unanimously approved.

IV. Election of Directors

Current board members were introduced. Cathy Giangrasso commented that Sara Gordon, a long standing member of the board had retired from the board. Many thanks to Sara for her long service to the community. Additionally, Sara has underwritten and paid for the Saddle Brook directory for many years.

Cathy introduced the new candidate for the board, Nancy Parenti. The incoming slate of directors for the board was presented:

- Cathy Giangrasso
- Mike Long
- Nancy Parenti
- Nancy Pritzel
- Steve Stawarz
- Joe Perrino
- Mark Karambelas

The notice of the annual meeting and Slate of Nominees for the Directors was mailed to each resident in January of 2010. Board president Cathy Giangrasso called for any discussion or new nominations from the floor. There were none.

A call was made to accept the new slate for the board of directors. The slate was unanimously approved.

V. Treasurer's Report

Treasurer Steve Stawarz presented the treasurer's report financial statement from 2009 and budget for 2010.

President Cathy Giangrasso announced that association dues were not being increased in 2010. In 2009 the board decided to raise dues by \$40 to the current \$350. The increased funds were to be put into a special reserve account in preparation for handling the Ash Tree Borer problem approaching our area. The approximately \$20,000 in funds will be increased by another \$20,000 in 2010. These special reserve funds are now being invested in a Certificate of Deposit at Burr Ridge bank with an interest of 1.75% APR.

Reductions in the budget have been made including reducing or eliminating expenditures for a picnic in 2010 to keep expenses down. Site maintenance represents about \$190 of the \$350 in association dues.

The "Geese Police" program to chase geese away from our pond areas has been determined to be successful and will be continued in 2010.

A call was made to accept the Treasurer's report. Resident Sharon Knitter moved that the report be accepted, the motion was seconded from the floor. A voice vote was called and the report was unanimously approved.

VI. President's Report:

Cathy Giangrasso discussed several issues:

Homeowner Rules & Regulation violations

Mark Karambolas and Matthew Chojnowski do a periodic drive-through of the subdivision to note any violations of the homeowner rules and regulations. This is an important task as keeping our neighborhood looking good helps to maintain our property values and improve the desirability of our community. If a homeowner's property is not in compliance a notice is sent to the homeowner noting the violations.

Some discussion was held from the residents regarding specific problems that have been noticed: 35th and Meyers home – not kept up, several cars in the driveway. This home is now in foreclosure with the owner out of the country; Home on Red Stable way has "Circus Vehicles" in driveway.

Trees:

The village came through and trimmed trees on streets last Summer – we are grateful to the village for that, considering the economy and financial situation of the village. We appreciate the fact that the trees in our subdivision add beauty and value to our homes and neighborhood. Saddle Brook has the highest concentration of Ash Trees in Oak Brook – 477 trees in parkways and other public land. The Village has been screening trees that are in poor condition, not necessarily only the Ash trees, for removal and replacement. 20 trees have been cut down and replaced. The board has met with various agencies regarding the best course of action – and pruning back and replacement of older weaker trees seems to be the preferred option. The Saddle Brook special fund was established to protect our valuable trees through either chemical treatment or to supplement the tree replacement cost by providing a selection of more mature and larger replacement trees.

VII. Open Forum

Question from the floor: Oak Brook School District annexation – The board had been discussing a possible opportunity to have the portions of our subdivision that are now in the Downers Grove school district (75% of homes) be annexed into the Oak Brook school district 53. We have been told that the Oak Brook school district enrollments are down nearly 150 students and they may be seeking to add to enrollment via annexation. The board decided not to pursue this due to the high cost of legal fees anticipated (estimated \$100,000 to \$500,000 – or about \$500 per home in Saddle Brook) to be de-annexed from the Downers Grove district, at least 2 years of work to do this and the low chance of success. This would not include the High school district. Resident Karen Bushy (former Oak Brook President) mentioned that such de-annexation and re-annexation would have to be passed by both districts on the same day.

Question from the Floor: Karen Bushy – Russian Elm trees from Westmont Liberty Park hang over the fence into Saddle Brook properties and cause maintenance issues. Jeff Franklin noted that these trees grow very high, have large limbs and invasive root structures.

Question from the Floor: landscaping – why were there no mums planted last year in the fall? Board member Nancy Pritzel explained that there were budget cuts last year which led to a decision to cut some of the landscaping budgets. These issues have been resolved and the landscaping budget has been increased in 2010. This will allow us to do some better plantings at the entrances this year.

VIII. Adjournment

Cathy Giangrasso adjourned the meeting at **6:48PM**. The meeting was followed by a presentation by Cathy Carson on the Park District.