LEXINGTON LANE COACH HOUSES RESIDENTIAL ASSOCIATION NO.1
BOARD OF DIRECTORS MEETING
June 17, 2026

At 6:32 p.m. the Lexington Lane Coach Houses Residential Association No. 1 Board of Directors meeting was called to order by Jennifer Kelley, Community Association Manager, American Property Management, IL. The meeting was held at the Association's clubhouse, 109 Waterbury Lane in Schaumburg.

Board Members Present:
Carla Parenti, President
Dawn Popiolek, Vice President
Pat Sutton, Treasurer (Phone)
John Baerwald, Secretary
Donna Ostrowski, Director

Board Members Absent:
None

Also Present:
Jennifer Kelley, Community Association Manager, American Property Management of Illinois, Inc.
Alicia Ahluwalia, Yellowstone Account Manager
Steve Anderson, Yellowstone Branch Manager
Eleven (11) Homeowners

LANDSCAPE UPDATE:
Alicia Ahluwalia and Steve Anderson from Yellowstone gave an update on upcoming landscaping services and what to expect of the landscape contract for the Association.

HOMEOWNERS' FORUM:
A homeowners' forum was held and concluded at 7:53 p.m.

APPROVAL OF THE MINUTES:
The Board reviewed the minutes of the March 18, 2026, Board Meeting.

> Motion: Upon motion by Carla Parenti, seconded by John Baerwald, and unanimously carried, the minutes of the March 18, 2026, Board Meeting were approved as written.

TREASURERS REPORT:
Pat Sutton reported the Association's financials as of May 31, 2026, were as follows:

> Checking: $74,576.91
> Reserves: $1,007,539.77
> Expenses for March $38,949.06
> Expenses for April $98,144.88
> Expenses for May $41,319.18

CD Renewal/New CDs:

> Motion: Upon motion by Carla Parenti, seconded by Dawn Popiolek, and unanimously carried, the Board approved to ratify the CD renewal that expired on June 10, 2026, for an eight (8) month term at 3.40%.

Motion: Upon motion by Carla Parenti, seconded by Dawn Popiolek, unanimously carried, the Board approved to ratify opening a new CD for $200,000.00 with a ten (10) month term at 3.30%.

Motion: Upon motion by Carla Parenti, seconded by Dawn Popiolek, and unanimously carried, the Board approved to ratify opening a new CD for $100,000.00 with a fourteen (14) month term at 3.20%.

MANAGER'S REPORT:

Landscape Extras:
The Board reviewed proposals from Yellowstone and Sunrise Tree Care.

Motion: Upon motion by Dawn Popiolek, seconded by John Baerwald, and unanimously carried, the Board approved the proposal from Sunrise Tree Care for tree removals at a cost not to exceed $10,000.00.

ADJOURNED TO CLOSED SESSION:

Motion: Upon motion by Dawn Popiolek, seconded by John Baerwald, and unanimously carried, the Board adjourned to the Closed Session at 8:25 p.m.

DETERMINATIONS MADE DURING CLOSED SESSION:
The Board reconvened the meeting at 9:07 p.m.

Motion: Upon motion by Pat Sutton, seconded by Carla Parenti, and unanimously carried, the Board agreed to suspend the pool pass for the remainder of the season and fine (address on file with management) for a violation that has occurred. *(Upon attorney review.)*

ADJOURNMENT:

Motion: Upon motion by Carla Parenti, seconded by Dawn Popiolek, and unanimously carried, the Board meeting adjourned at 9:08 p.m.

Respectfully Submitted,
Shannon Frendreis
Recording Secretary