

LEXINGTON LANE COACH HOUSES RESIDENTIAL ASSOCIATION NO.1 BOARD OF DIRECTORS MEETING

September 17, 2025

At 6:31 p.m. the Lexington Lane Coach Houses Residential Association No. 1 Board of Directors meeting was called to order by Carla Parenti, President. The meeting was held at the Association's clubhouse, 109 Waterbury Lane in Schaumburg.

Board Members Present:

Carla Parenti, President
Dawn Popiolek, Vice President
John Baerwald, Treasurer
David Willeumier, Secretary
Pat Sutton, Director

Board Members Absent:

None

Also Present:

Jennifer Kelley, Community Association Manager, American Property Management of Illinois, Inc.
Scott Walczak, Vice-President, American Property Management of Illinois, Inc.
Three (3) Homeowners

APPROVAL OF THE MINUTES:

The Board reviewed the minutes of the June 18, 2025, Board Meeting.

Motion: Upon motion by Pat Sutton, seconded by John Baerwald, and unanimously carried, the minutes of the June 18, 2025, Board Meeting were approved with one correction to the do not exceed amount under the approval for fire extinguishers.

TREASURERS REPORT:

John Baerwald reported the Association's financials as of August 31, 2025, were as follows:

Checking: \$221,194.15
Reserves: \$759,119.03
Other: \$16,242.59
Total Assets: \$996,555.77
Total Expenditures MTD: \$174,857.73
Total Expenditures YTD: \$497,808.19

Motion: Upon motion by Carla Parenti, seconded by Dawn Popiolek, and unanimously carried, the Board approved the unaudited financials as presented.

HOMEOWNERS' FORUM:

A homeowners' forum was held and concluded at 6:45 p.m.

MANAGER'S REPORT:

Plumbing:

The Board reviewed proposals from 24/7 Plumbing (Royal Flush Plumbing) and J. Blanton Plumbing.

Motion: Upon motion by Carla Parenti, seconded by David Willeumier, and unanimously carried, the Board approved the proposal from 24/7 Plumbing (Royal Flush Plumbing) for televising all building common pipes at a cost of \$195.00 per building.

2026 Draft Budget:

The Board reviewed a draft of the 2026 Proposed Budget. The Proposed Budget will be mailed to all homeowners prior to the November meeting.

Reserve Study:

Motion: Upon motion by Carla Parenti, seconded by Dawn Popiolek, and unanimously carried, the Board approved the Reserve Study as completed by Reserve Advisors.

Snow and Landscape Contracts:

The Board reviewed proposals from Yellowstone Landscape, Land Escape, and Bur Oak Group, Inc.

Motion: Upon motion by Carla Parenti, seconded by Dawn Popiolek, and unanimously carried, the Board approved the proposal from Yellowstone Landscape for the snow and landscape seasons as follows:

	Season 1	Season 2	Season 3
Snow <i>(December 1-March 31)</i>	\$28,240.00	\$29,088.00	\$29,960
Landscape <i>(April 1-November 30)</i>	\$40,712.00	\$41,936.00	\$43,200.00

Core Aeration:

The Board reviewed a proposal from Land Escapes.

Motion: Upon motion by Pat Sutton, seconded by John Baerwald, and unanimously carried, the Board approved the proposal from Land Escapes for core aeration of the common areas at a cost of \$1,675.00.

Pool Painting:

The Board reviewed proposals from Pool Dolphins and Arias Prime Maintenance.

Motion: Upon motion by Carla Parenti, seconded by John Baerwald, and unanimously carried, the Board approved the proposal from Arias Prime Maintenance for pool painting at a cost of \$8,950.00 with the addition of assuring the proposal is for non-slip paint.

Pool Cover:

The Board reviewed the proposal from Pool Dolphins.

Motion: Upon motion by Carla Parenti, seconded by Pat Sutton, with one against, the Board approved the proposal from Pool Dolphins for the GLI Maxshade mesh cover at a cost of \$11,009.35.

Tree Pruning:

The Board reviewed proposals from Sunrise Tree Care, SavATree, and Kramer.

Motion: Upon motion by Carla Parenti, seconded by Pat Sutton, with one against, the Board approved the proposal from Sunrise Tree Care for tree pruning of all trees on the property at a cost not to exceed \$19,800.00.

Attorney Retainer:

The Board reviewed proposals from Keough and Moody and KSN.

Motion: Upon motion by John Baerwald, seconded by Dawn Popiolek, and unanimously carried, the Board approved the proposal from Keough and Moody for legal services at a cost of \$670.00 per month.

Insurance Renewal:

Motion: Upon motion by Carla Parenti, seconded by Pat Sutton, and unanimously carried, the Board motioned to ratify the insurance renewal proposal from Crum Halstead for the period of July 1, 2025, to July 1, 2026, at a cost of \$125,462.00.

Gas Meter Painting:

The Board reviewed proposals from Hometown Painters and CertaPro.

Motion: Upon motion by Carla Parenti, seconded by Dawn Popiolek, with one against, the Board approved the proposal from Hometown Painters for the painting of the exterior gas meters at a total cost of \$14,900.00.

OLD BUSINESS/NEW BUSINESS:

- The Board has requested management to begin looking for common area carpet replacement proposals.
- Arias Prime Maintenance to adjust the light timers with the upcoming time change.

ADJOURNED TO CLOSED SESSION:

Motion: Upon motion by Dawn Popiolek, seconded by Carla Parenti, and unanimously carried, the Board adjourned to the Closed Session at 8:08 p.m.

DETERMINATIONS MADE DURING CLOSED SESSION:

The Board reconvened the meeting at 8:44 p.m.

Motion: Upon motion by Pat Sutton, seconded by Carla Parenti, and unanimously carried, the Board agreed if the nuisance violations (addresses on file with management) are not corrected in a timely manner, they will be sent to legal for the next steps.

Motion: Upon motion by Carla Parenti, seconded by Dawn Popiolek, and unanimously carried, the Board agreed to send a 30-day notice (address on file with management) to an owner with an outstanding balance that if not paid in full, will be sent to legal for collections.

ADJOURNMENT:

Motion: Upon motion by Pat Sutton, seconded by Carla Parenti, and unanimously carried, the Board meeting adjourned at 8:50 p.m.

Respectfully Submitted,
Shannon Frendreis
Recording Secretary