

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

January 21, 2026

At 6:45 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:

Dawn Popiolek, Vice President
Pat Sutton, Treasurer
John Baerwald, Secretary
Donna Ostrowski, Director

Board Members Absent:

Carla Parenti, President

Also Present:

Jennifer Kelley, Community Association Manager, American Property Management of Illinois, Inc.
Six (6) Homeowners

ELECTION OF OFFICERS:

Carla Parenti, President
Dawn Popiolek, Vice President
Pat Sutton, Treasurer
John Baerwald, Secretary
Donna Ostrowski, Director

Motion: Upon motion by Pat Sutton, seconded by John Baerwald, and unanimously carried, the Board approved the positions as noted above.

APPROVAL OF THE MINUTES:

The Board reviewed the minutes of the November 19, 2025, Board Meeting.

Motion: Upon motion by John Baerwald, seconded by Pat Sutton, and unanimously carried, the minutes of the November 19, 2025, Board Meeting were approved as written.

TREASURERS REPORT:

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

Checking: \$37,998.62
Reserves: \$995,052.91
Other: \$23,624.53
Total Assets: \$1,056,676.06
Total Expenditures MTD: \$83,734.78
Total Expenditures YTD: \$721,971.01

HOMEOWNERS' FORUM:

A homeowners' forum was held and concluded at 7:07 p.m.

MANAGER'S REPORT:

Balcony and Siding Inspection:

The Board reviewed the proposal from Architectural Consulting Group for the inspection of the balconies. The Board agreed to table the proposal at this time.

Extermination Policy:

The Board reviewed proposals from Smithereen Pest Management Services, Shepp Pest Control, and Aerex Pest Control. The Board agreed to table a vote at this time.

Meeting Dates:

2026 Meeting Dates: March 18, June 17, September 16, and November 18.

ADJOURNED TO CLOSED SESSION:

Motion: Upon motion by John Baerwald, seconded by Dawn Popiolek, and unanimously carried, the Board adjourned to the Closed Session at 7:41 p.m.

ADJOURNMENT:

Motion: Upon motion by John Baerwald, seconded by Dawn Popiolek, and unanimously carried, the Board meeting adjourned at 7:54 p.m.

Respectfully Submitted,
Shannon Frendreis
Recording Secretary