



**N E M A N I C H**  
**onsulting and**  
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## Fields of Shorewood Association Meeting Minutes November 9, 2017

### Meeting One

➤ Welcome

The Board meeting was called to order by Dan Murphy, at 7:00 p.m.

➤ Roll Call

Board Members in attendance:

- Dan (Jake) Murphy                      President
- Elliot Nazos                                Vice President
- Marcos Rodriguez                      Treasurer
- Nichole Muhich                          Secretary (was not present due to illness)
- Jeff Grigoletti                            Board Member

Also in attendance, Kevin Szo from Nemanich Consulting & Management, Inc.

➤ Approval of the Minutes

A motion was made by Elliot Nazos to approve the August 31, 2017 board meeting minutes. Motion was seconded by Marcos Rodriguez. Motion carried.

➤ Financial Report

Kevin Szo from Management Company read the financial report. The operating account has \$50,541.16 and the reserves \$35,201.55. A motion was made by Dan Murphy to approve the financial report. Motion was seconded by Marcos Rodriguez. Motion carried.

- Marcos Rodriguez requested financial report to differentiate between legal accounts receivable and expenses in order to provide better understanding of money obtained through legal/collection process. Board agreed with statement and Nemanich will begin reflecting this change for 2018.

➤ Old Business

- Potential Future Projects



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- Nemanich obtained prices for various capital improvements based off previous Board Meeting requests. These requests were made to determine goals needed by the Association in the coming years.
- ❖ Power Source Installation
  - Prices were obtained by Nemanich to install a power source at each pond (north & south) which would supply an aerator with electricity. Nemanich received prices from DavCom Electric (\$5,200) and Ross Electric (\$4,325) each price was per unit installed. Due to the overall size of the northern pond, if two aerators were to be installed in each pond then a second source would be needed in the northern pond. Both contractors suggested this option. The Board tabled this improvement because of overall cost, but may consider saving for the future. This was unanimously agreed upon.
- ❖ Pond Aerator
  - Prices were obtained by Nemanich to install a pond aerators in both the north and south ponds. Prices ranged from \$6,500 to \$9,000 per unit installed. Style, functions and size contribute to price range received. Nemanich could supply more detailed numbers if project was something the Board intended on pursuing. If aerators are purchased the budget would require electric as an expense which Nemanich anticipated to be approximately \$700 per aerator per year to power, storage fee for winter and regular maintenance. The Board tabled this improvement because of overall cost, but may consider saving for the future. This was unanimously agreed upon.
- ❖ Additional Monument Sign at Entrance
  - Prices were obtained by Nemanich to install an additional monument sign off River Road and Vertin Blvd. Prices varied for materials and installation \$14,530 - \$28,234. Additionally quotes would be obtained if project was approved to continue. Owners present indicated a sign would also have to be installed at the southern entrance to match. The Board



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tabled this improvement because of overall cost. This was unanimously agreed upon.

❖ Boarder Fence Replacement (River Rd.)

- Prices were obtained by Nemanich to remove/replace and paint border fence along River Road. Fence replacement varied \$44,000 (pro wood) to \$56,000 (vinyl). The contractor stated most Associations are moving towards pro wood because of its durability and lifespan. Pricing to paint border fence was approximately \$13,880. Nemanich was informed by the Village of Shorewood that the fence must be replaced by the Association in the future due to the approved landscaping plan of the Fields of Shorewood. The Board approved allocating money for fence replacement and Kevin Szo from Nemanich recommended opening a separate CD specifically for this capital improvement which funds would be added to annually. Further information will be gather by Nemanich per Boards request.

➤ New Business

○ Willow Removal

- Nemanich received prices to remove willow around the north and south pond shoreline. The Association had previously thinned out willow during the summer. This would be to completely remove and treat area to ensure it did not return. Prices received from FCO Landscaping (\$3,800) and V3 Companies (\$9,560). The Board tabled this until more information becomes available from the Village of Shorewood on potential willow tax.

○ Management Renewal

Elliot Nazos motioned to approve Nemanich Consulting's 5 year renewal contract, motion seconded by Marcos Rodriguez. Motion unanimously approved by Board.

○ 2018 Budget

Dan Murphy motioned to approve 2018 budget which reflects no increase to assessments, motion seconded by Elliot Nazos. Motion passed.



**EMANICH**  
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- Revisions to budget may be made in 2018 to indicate future projects the Board would like to pursue. This will be brought up at a future meeting.
- o Declaration Amendment – discussion
  - Board discussed draft amendment that was prepared by the attorney. Restrictions to amend include fences requirements, shed requirements and pool requirements. The draft amendment changed restrictions to the current Village standards for all three proposed items.
- Homeowner Open Forum
  - The Board informed all present that the street sign is missing again after it was recently replaced of Trillium Lane and Vertin Blvd. Management will contact the Village for the sign to be replaced.
  - Discussion held regarding mailboxes in the Association.
  - Open forum closed.
- Adjournment – 8:46pm
  - Dan Murphy made a motion to adjourn the meeting at 8:46pm, motion seconded by Elliot Nazos. Motion carried.