WESTRIDGE HOMEOWNERS’ ASSOCIATION

Board of Directors Meeting

Wauconda Area Public Library

801 N. Main St Wauconda, IL

Meeting Minutes

Tuesday, August 6, 2024

1. Meeting Called to Order at 6:30 pm by President – Mark Kurtzer
2. **Established Quorum**: Mark Kurtzer, Denise Gault, and Mike Zvaig were present. Also, present Becky Reynolds of PBR Management Group, LLC.
3. **Approval of the Agenda**: A motion was made by Mike Zvaig and seconded by Denise Gault to approve the agenda. With all in favor, the agenda was approved.
4. **Approval of Minutes**: A motion was made by Denise Gault and seconded by Mike Zvaig to accept the minutes as submitted from the May 21, 2024, meeting and Executive session. With all in favor, minutes approved.
5. **Financial Report**: A motion was made by Denise Gault and seconded by Mark Kurtzer to accept the financial report for June 2024. With all in favor, financials approved.
6. **Pond Maintenance Contract**: Management present 2 quotes for 2025 pond maintenance, ILM and McCloud. After discussion, Mike Zvaig made a motion to go with the current company ILM for the 2025-year pond maintenance and seconded by Denise Gault. All in favor motion carried.
7. **2025 Budget:** With a motion made by Mark Kurtzer and seconded by Mike Zvaig to accept and approve the 2025 budget in the amount of $125.00 per year per unit. With all in favor, the 2025 budget approved.

Landscape contract for 2025 was tabled for next meeting.

 Meeting adjourned at 7:14 pm- motion by Denise Gault, seconded by Mike Zvaig all in favor.

Respectfully Submitted,

Becky Reynolds *CMCA*

Community Association Manager WHOA