WESTRIDGE HOMEOWNERS’ ASSOCIATION

Board of Directors Meeting

Wauconda Area Public Library

801 N. Main St Wauconda, IL

MEETING MINUTES

Tuesday, October 17, 2023

1. Meeting Called to Order at 6:36 pm by President – Mark Kurtzer
2. **Established Quorum**: Mark Kurtzer and Denise Gault were present. Mike Zvaig was absent. Also present were Becky Reynolds and Paul Reynolds of PBR Management Group, LLC.
3. **Approval of the Agenda**: Motion by Denise Gault seconded by Mark Kurtzer. With all in favor, the agenda was approved.
4. **Approval of Minutes**: A motion was made by Denise Gault and seconded by Mark Kurtzer to accept the minutes as submitted from the September 6, 2023, meeting. With all in favor, minutes approved.
5. **Financial Report**: with a motion made by Denise Gault and seconded by Mark Kurtzer to accept the financial report for August 2023. With all in favor, financials approved.
6. **2024 Budget:** With a motion made by Mark Kurtzer and seconded by Denise Gault to adopt the approved 2024 budget in the amount of $125.00 per year per unit. With all in favor, the 2024 budget approved.
7. **Landscape Contract**: With a motion made by Denise Gault and seconded by Mark Kurtzer to approve the Miracle Green landscape contract for 2043. With all in favor, contract approved.
8. **Management Contract**: **Management Contract**: With a motion made by Denise Gault and seconded by Mark Kurtzer the management contract with PBR Management Group was approved for one year.

Meeting adjourned at 7:18 pm- motion by Denise Gault, seconded by Mark Kurtzer all in favor.

Respectfully Submitted,

Becky Reynolds *CMCA*

Community Association Manager WHOA