WESTRIDGE HOMEOWNERS’ ASSOCIATION

Board of Directors Meeting

Wauconda Area Public Library

801 N. Main St Wauconda, IL

Meeting Minutes

Tuesday, October 8, 2024

1. Meeting Called to Order at 6:37 pm by President – Mark Kurtzer
2. **Established Quorum**: Mark Kurtzer and Denise Gault. Mike Zvaig was absent. Also, present Becky Reynolds of PBR Management Group, LLC.
3. **Approval of the Agenda**: A motion was made by Mark Kurtzer 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 Mark Kurtzer to accept the minutes as submitted from the August 6, 2024, meeting. With all in favor, minutes approved.
5. **Financial Report**: A motion was made by Mark Kurtzer and seconded by Denise Gault to accept the financial report for August 2024. With all in favor, financials approved.
6. **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.
7. **2025 Budget:** With a motion made by Mark Kurtzer and seconded by Denise Gault to adopt the approved 2025 budget in the amount of $125.00 per year per unit. With all in favor, the 2025 budget 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 Mark Kurtzer and seconded by Denise Gault, all in favor.

Respectfully Submitted,

Becky Reynolds *CMCA*

Community Association Manager WHOA