SUN CITY COMMUNITY ASSOCIATION OF HUNTLEY, INC.

Board of Directors Quarterly Meeting Minutes
Prairie Lodge, Drendel Hall, Huntley, Illinois
April 18, 2012, 1:00pm

Broadcast Live on Channel 96

I. Call to Order/Establishment of Quorum
The Quarterly meeting of the Board of Directors (“Board”) of Sun City Community Association of Huntley, Inc. was held on Wednesday, April 18, 2012. The meeting was called to order at 1:02pm and it was determined a quorum was present.

- Directors & Officers Present: Jerry Kirschner, President
  Bob Beaupre, Vice President
  Bonnie Bayser, Secretary
  Harry Leopold, Treasurer
  Linda Davis, Board Member
  Ralph Bergstrom, Board Member
  Jim Van Fleet, Board Member

- Association Staff Present: Bill Pennock, Executive Director
  Bruce Carr, Finance Director
  Robin Longnecker, Gov & Stds Director
  Cynthia O’Connor, Lifestyles Director
  Dave Osborn, Maintenance Director
  Larry Mann, Director, Building Services
  Debby Seger, Director, Admin/Recording Secretary

  Nancy Turngren, Centegra Wellness Center

Purpose of Quarterly Meeting – The purpose of the Quarterly meeting as a formal assembly of the Board of Directors in order to comply with the requirements of our governing documents. The Board also holds monthly meetings which are open to all residents.

The Board meets as Committee of the Whole on a varied schedule. These are informal meetings at which no formal decisions can be made, however, if a unanimous agreement is made, the Board can sign a resolution to that affect at a later date. Those resolutions are then approved at the next formal assembly of the Board; ie; the Quarterly meeting.
The other type of assembly of the Board is an Executive Session – these are held primarily for issues related to human resources, individual appeals to the Board, or contract negotiations.

The Board meetings are meant to discuss Association business and not to address developer issues. If a homeowner has a concern that may be developer-related, they can fill out a “Talk to Staff” form at the Member Services desk and Staff will route those to the appropriate department or forward on to Pulte Homes, if necessary.

II. Changes, Additions to the Agenda
   • Bill Pennock noted the addition of one item to the Executive Session.

III. Recognition of Past Board Members
   In recognition of their service and commitment to the Board of Directors, Jerry Kirschner presented a Certificate of Appreciation to Bill Berendt, Pat Oakley, Larry LaBeau , Jim Henley and Bill Ziletti (absent).

IV. Secretary’s Report
   1. Board Secretary, Bonnie Bayser asked for questions or suggested revisions to the Board Meeting Minutes from March 21, 2012. With no changes suggested, Jim Van Fleet motioned to approve the minutes, seconded by Ralph Bergstrom, and by roll call vote, the motion was approved.
   2. The Meeting minutes from the Committee of the Whole meeting on March 21, 2012, March 28, 2012, April 4, 2012 and April 11, 2012 were submitted for informational purposes to all Board Members. These minutes do not require Board approval.
   3. Bonnie Bayser reported the actions taken by the Board by unanimous written consent since the January 25, 2012 Quarterly meeting:
      • Approved Appointment of Bernie Kloep, Myron Shellist, Jeffrey Neis, Carol Warso and Kathie Green on the Covenants & Compliance Committee (March 2012)
      • Approved Appointment of Judy Gurgas, William Bower and Betty Blocksom to the Modifications Committee (March 2012)
      • Approved Appointment of Al Drogosz, Dennis O’Leary and Steve Hendrickson to the Facility Advisory Committee (March 2012)
   4. The Board reviewed the listing of Board actions that have taken place since the January 25, 2012 Quarterly Board meeting. No changes or additions were made. The following actions were approved by the Board of Directors in the 1st Quarter 2012:
      • Approved Amendment to the Board Appointed Committee Guidelines to limit number of Committees a member can serve on at the same time to two Committees (February 2012)
      • Approved the Appointment of New Board Members Ralph Bergstrom and Jim Van Fleet (March 2012)
• Approved the Delegation of Pergola Approval with a BSL to the Modifications Committee (March 2012)

• Approved the re-appointment of Helen Shumate and appointment of Jim Darow to the IT/Communications Committee (March 2012)

• Approved Request for Unbudgeted Pump Replacement at the Front Entry Water Feature (March 2012)

V. Treasurer’s Report
Harry Leopold reported on the financial results for the 1st quarter of 2012. (Report attached)

VI. Board Re-Organization
Harry Leopold tendered his resignation for his position as Treasurer of the Board and made a motion to nominate Ralph Bergstrom to fill the position. Seconded by Bob Beaupre, and by roll call vote the motion was approved.

VII. President’s Report
Jerry Kirschner provided an update. (Report attached)

VIII. Executive Director Report
Bill Pennock provided an update. (Report attached)

IX. Partner Reports
  ▪ Centegra Wellness: Nancy Turngren from The Wellness Center by Centegra Health System gave a report covering the highlights of their programs in the first quarter 2012. (Report attached)
  ▪ Jameson’s: In the absence of George Arsoniadis, Bill Pennock reported:
    o Jameson’s celebrated their 1st anniversary at Sun City Huntley on April 13th.
    o The new patio furniture will be out in use on the patios in mid-May.

XII. New Business:
5. Recommendation from the Facilities Advisory Committee and the Finance Committee regarding selection of the Consulting Engineer for the Prairie Lodge parking lot project and authorization to proceed with Phase One: Harry Leopold motioned to approve this recommendation with funding not to exceed $30,000, seconded by Bob Beaupre and by roll call vote, the motion was approved.

XIII. Other Business
Ralph Bergstrom reported that a meeting was held with resident Mack Titus regarding recent questions on reserves. The meeting was held on April 12th
and include staff members as well as Finance Committee members. All questions were addressed and Mr. Titus agreed that all topics of concern had been discussed satisfactorily.

**XIV. Open Forum/Questions and Answers**
Questions and comments were made by the residents in attendance. Topics included: Staffing levels, Wellness Center program on domestic violence, non-compliant renters

Move to Executive Session: Linda Davis motioned to move to Executive Session, seconded by Bob Beaupre and by roll call vote, the motion was approved.

**XV. Executive Session:** Members present at Executive Session: Leopold, Kirschner, Davis, Van Fleet, Bayser, Bergstrom and Beaupre. Also in attendance: Robin Longnecker – Director of Governance & Standards, Lucia Matlock – Community Standards Advisor, Bill Pennock – Executive Director, Debby Seger – Recording Secretary, Lisa Waggoner – Legal Counsel, Waggoner Law Firm. After all items were discussed, Harry Leopold motioned to adjourn the Executive Session and return to the meeting, seconded by Bonnie Bayser, and by roll call vote the motion was approved.

Return to Meeting: Members returning to meeting: Leopold, Kirschner, Davis, Van Fleet, Basyer, Bergstrom and Beaupre. Also in attendance: Robin Longnecker – Director of Governance & Standards, Lucia Matlock – Community Standards Advisor, Bill Pennock – Executive Director, Debby Seger – Recording Secretary, Lisa Waggoner – Legal Counsel, Waggoner Law Firm. Harry Leopold motioned to resume the Board meeting, seconded by Bonnie Bayser and by roll call vote, the motion was approved.

Harry Leopold motioned to approve all 3 modification appeals that were presented, seconded by Bonnie Bayser and by roll call vote, the motion was approved.

Harry Leopold motioned to accept Staff’s recommendation on levying fines for homeowners that fail to notify the Association of renters, seconded by Jim Van Fleet and by roll call vote with 6 yes and 1 no (Bob Beaupre), the motion was approved.

**XVI. Adjournment / Next Meeting Date**:
President concluded the Quarterly Meeting. Harry Leopold motioned to adjourn the meeting, seconded by Bob Beaupre and by roll call vote, the motion was approved and the meeting was adjourned.

Next Board meeting date is May 16th at 1:00pm in Drendel Ballroom and the next Quarterly meeting date is July 25th at 6:00pm in Drendel Ballroom.