

**MEETING MINUTES**  
**GALENA OAKS PROPERTY OWNERS' ASSOCIATION**  
**Regular Board meeting – June 24, 2023 –9:00am**  
**Location: Pond**

Call to order at 9:10 am

Board members present: Rob Miller, John Herza, Bob Rega, John Jackson, Doug Boisvert, Karen Andersen, Margaret Jasinski

Board members absent: none

*Other attendees: Linda Day, Dennis Both, Dave Andersen, Monty Boatright, Terri Palermini, Tad Kapusciak, (son) Kapusciak, Scott Scarsdale, Chris Claus, Heather Claus, Emad Garibovic, Deb Melton, Kevin Renne, Samantha Lacy, Jill Jackson, Linda Herza, Linda Rega, Tony Tinerella, Morgan Haun, Dorathy Haun, Ed Oller, Cathy Oller, Sharon Beyer, Skip Day, Rafael Figueroa, Neomi Hernandez*

Secretary's Report

The minutes of the April 22, 2023 meeting were read and approved.

Treasurer's Report

The check register and the Income/Expense summary for the fiscal year were given to the Board, along with a historical summary of bank account balances. It was noted that the fiscal year information was sent to our accountant for preparation of our annual 1120H tax filing.

Old Business

VOTE ON ADOPTION OF CICAA (Common Interest Community Association Act) After considerable discussion and comment from both Board members and Member attendees a motion was made (M. Jasinski) and seconded (J. Herza) to opt in to CICAA, the state law governing HOAs in Illinois. There could be an annual cost if we are required to purchase fidelity insurance.

Board members voting in favor: J. Herza, J. Jackson, R. Rega, D. Boisvert, M. Jasinski, R. Miller. Board members opposed: K. Andersen

New Business

REVIEW OF BYLAW REGARDING BOARD ABSENCES – Due to an unusual circumstance it was brought to our attention by a homeowner that one of the Board members had missed two meetings within a year. The existing Bylaw states: *"A member of the Board will lose his/her seat if they miss two meetings between September 1<sup>st</sup> of the current year and September 1<sup>st</sup> of the next year."* After discussion and comment from both Board members and member attendees a motion was made (M. Jasinski) and seconded (J. Jackson) to change the word "will" to "may". The updated bylaw would then read: *"A member of the Board may lose his/her seat if they miss two meetings between September 1<sup>st</sup> of the current year and September 1<sup>st</sup> of the next year."*

Board members voting in favor: J. Herza, J. Jackson, R. Rega, D. Boisvert, M. Jasinski, R. Miller. Board members opposed: K. Andersen

BOARD MEMBER WITH TWO ABSENCES – The situation with the Board member who had two absences in FY2022-23 was discussed, as that situation happened under the older Bylaw. A motion was made (M. Jasinski) and seconded (J. Jackson) to retain that Board member given the unusual situation and the revised Bylaw just passed.

Board members voting in favor: J. Herza, J. Jackson, R. Rega, D. Boisvert, M. Jasinski, R. Miller. Board members opposed: K. Andersen

FACEBOOK MEMBERSHIP – It was noted that adult children of current owners have sometimes requested to be included in the GOPOA Facebook group. As a matter of policy, we will decline those membership requests.

ATTORNEY – The firm who was hired to counsel us on creation of a leasing Amendment has capped our costs on this project since we are beyond their original estimate. They will work with us to complete the Amendment project without additional costs. They also offered us the option of a six-month retainer for \$300 per month if we wanted to consult on any and all Association matters. No vote was taken, and no retainer accepted; our focus remains completion of the Amendment project.

Announcements / Other

BOARD ELECTIONS UPCOMING – Two seats are up for election. Information will be in the member mailing that will go out in late July.

ANNUAL PICNIC – Since the meeting was running long, plans for the annual picnic will be firmed up by the Board later. The Board will be looking to reduce costs from last year.

Meeting adjourned at: 10:35 (estimated)

Submitted by: M. Jasinski

Approved on: September 2, 2023

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**Next Board meetings: Sep 2**

|           | Terms expiring:                      | Election results:                    |
|-----------|--------------------------------------|--------------------------------------|
| Fall 2020 | Curt Spallone, Margaret Jasinski     | Margaret Jasinski, Karen Andersen    |
| Fall 2021 | Rob Miller, John Herza, John Jackson | Rob Miller, John Herza, John Jackson |
| Fall 2022 | Linda Day, Bob Rega                  | Bob Rega, Doug Boisvert              |
| Fall 2023 | Karen Andersen, Margaret Jasinski    | Linda Day, Margaret Jasinski         |