

Mallard Lake Estates Community Association Meeting

July 2, 2025

517 Drake Lane, Bloomingdale, IL

Directors Present:

- Wes Sowa
- Art Baran
- Chris Tumilty
- Bo Boguslawski
- Ken Lietz
- Dick Forcone

Members Present: Six (6) members

1. **Call to Order:** Meeting called to order at **7:04 PM**.
2. **Approval of Minutes:** Motion made to approve the May 3, 2025 meeting minutes. Motion seconded and carried. Dick provided supplemental notes, which Art will incorporate into the official minutes.
3. **Treasurer's Report:**
 - Disbursements: On track and within budget.
 - Delinquencies: Three (3) accounts remain outstanding; all are 180 days past due. Certified letters have been sent, and new letters will be issued.
4. **Common Ground:**
 - Landscaping: Weeds need to be trimmed. Proposals to be requested.
 - Lake Management: Lake evaluated last week; condition is good.
 - Pathway Improvements: Seal coating deferred until next year.
5. **Entrance Ways:**
 - Lighting System: No updates.
 - Cameras: Functioning properly.
6. **Old and New Business:**
 - Welcome Wagon: Suggestion to provide a "welcome basket" for new owners.
 - Drainage Project: Project status reviewed.
 - Garage Sale: Complaint received regarding the event. The sale was not successful, and the Board discussed that MLECA may not get involved with garage sales in future years.
 - Covenant Issues: Ongoing discussions.
 - Annual Meeting: Ken will attempt to reserve **November 3, 2025** for the annual meeting at the Bloomingdale Library.
 - Next Board Meeting: Date to be determined.
7. **Adjournment:** Motion made and seconded to adjourn the meeting. Motion carried at **8:07 PM**.

Additional Notes:

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- Boats: Drainage project has started; 50 emails were sent back, and sound blasts will be used for email pick-up reminders.
- Board members reminded to take and upload pictures of any cars parked improperly.

Respectfully submitted,

Art Baran, Secretary