

MLECA

Board of Directors Meeting Minutes

Date: October 4, 2025

Time: 9:02 AM – 9:49 AM

Location: 517 Drake Lane, Bloomingdale, IL

1. Call to Order

The meeting was called to order at 9:02 AM.

2. Attendance

Directors Present:

- Art Baran
- Chris Tumilty
- Ken Lietz
- Dick Forcone

A quorum was established with four (4) directors present.

3. Approval of Prior Minutes

The minutes from the August 16, 2025 Board of Directors meeting were reviewed in detail. After brief discussion and with no corrections requested, the minutes were unanimously approved as presented.

The minutes from the August 16, 2025 meeting were reviewed and approved as presented.

4. Treasurer's Report/Finance/Budget

- The Treasurer reported that the association continues to operate within the approved 2025 budget, with expenses tracking as expected.
- Based on current financial trends, the association is projected to conclude the 2025 calendar year with approximately \$17,000 in the bank, reflecting stable financial management.
- The preliminary 2026 budget outlook was discussed, including the recommendation to maintain the annual assessment fee at \$180, with no increase planned for 2026, in order to minimize the financial burden on homeowners while sustaining operations.

5. Website Management

- The Board discussed ongoing challenges related to the association's website and hosting account.
- It was noted that GoDaddy is currently unable to communicate with the association because none of the current directors are listed as the registered account holder on the account.
- The Board agreed that this issue requires prompt resolution to ensure continuity of website access and avoid unnecessary charges.
- **Action Items:**
 - Contact the bank to stop payment to GoDaddy until account ownership is clarified.
 - Take necessary steps to validate, recover, and formally transfer control of the GoDaddy account to the association.

6. November Annual Meeting

- The Board reviewed preparations for the upcoming November Annual Meeting.
- Directors up for election include: Wes, Art, Bo, and Tony.
- The importance of clear communication and visibility for the annual meeting was emphasized.
- Action Item: Art will design and purchase annual meeting signage/slides to be posted at the three building entrances in advance of the meeting to ensure residents are adequately informed.

7. Adjournment

The meeting was adjourned at **9:49 AM**.

Respectfully submitted,

Art Baran Secretary Mallard Lake Estates Community Association