

PARK PLACE OF ITASCA ASSOCIATION
BOARD MEETING MINUTES

Thursday, April 16, 2026
ITASCA PUBLIC LIBRARY
START TIME - 7:01 PM

i. Call to Order at 7:01 PM

ii. Roll Call

Board Members Present

Mike Wagner

Mike Bernstein

Tom Holden

Larry Schweizer

iii. Treasurer's Report

The March 2026 financial report was presented.

Mike Bernstein made a motion to approve the March 2026 financials. Unanimously approved.

The 2023 financial clean up identified funds to transfer to reserve and transfer excess operating funds to reserve.

Motion by Mike Bernstein to approve all transfers. Unanimously approved.

Edward Jones suite account funds earn no interest but would earn interest in the federated treasury account.

Motion by Mike Bernstein to approve all transfers. Unanimously approved.

iv. Secretary's Report

April 2nd Secretary's report was presented.

Mike Wagner made a motion to approve the April 2nd minutes. Unanimously approved.

v. Old Business

Coach Lights

Steve plans to order coach lights from Lowes by April 24th, with a 3-5 day lead time. will be delivered to Choice Building Services, prepared, and installed about two weeks later, weather permitting. Lowes must confirm sufficient inventory for the project. As of April 16th, five homeowners opted out of rear light replacement. Homeowners will be notified of project dates via e-blast.

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Windows Replacements

Of the five units scheduled for 2025, two are complete, one will be installed on April 24th, and the remaining two are finalizing installation dates with Climate Guard.

2025 Landscaping

Brightview is actively addressing both pending and finished tasks. Proper invoices are required for completed work so payments can be processed accordingly.

Patio Replacement

To be discussed during the May 7th meeting.

Front Door Painting

Homeowners whose front doors have not yet been painted will be notified by IOC and provided with a flyer. The flyer includes a QR code that allows residents to book their preferred painting date from among three options: May 21st, 22nd, or 23rd. If no appointment is scheduled, the door will be painted when it is closed.

Missed Window Replacements

A notice and e-blast went to homes with replaced windows, but some may have been missed. Several homeowners confirmed completion; responses from others are pending.

Census

Seventy-seven households submitted their census forms and insurance proof, as required by the HOA Declaration. Further steps will be addressed at the May 7th meeting.

Wood Replacement Disputes

IOC will verify which units requested that the wood remain unchanged. IOC is also examining other reported issues and disputes.

Parking Signage

Examples and pricing for value, tuff, and reflective pre-printed placards were presented. The tags are to be placed on the rearview mirror when a car is parked overnight in a guest parking space.

Mike Bernstein moved to approve the value tag, two votes in favor, one opposed.

The replacement hologram sticker was also presented.

Motion by Mike Bernstein to approve all transfers. Unanimously approved.

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General Election

Due to construction at the Itasca Library and the space constraints in the smaller meeting room, the location of the May 21st meeting is TBD.

Independence Day Fireworks

The Board of Directors will convene with the Mayor of Itasca and designated Village officials to review logistics and security arrangements for the Fourth of July Celebration and Fireworks.

vi. New Business

Reserve Study

The association will hire a level 2 onsite reserve study to better estimate future capital project costs. The study will examine scenarios like transferring window replacement duties to siding care, which would require bylaw changes through a vote. Mike Bernstein moved to approve \$4500 for the study; it passed unanimously.

Window Project & Required Permits

Climate Guard must get a \$280 permit from the Village of Itasca for every unit's window installation. Their note to the Board is unclear about the fee they charge for each permit and needs clarification.

vii. Homeowner Forum at 7:56 PM

viii. Executive Session opened at 8:38 PM

Topics discussed include legal matters, violations and fines.

ix. Reconvene at 8:52

x. Final Adjournment at 8:53