

**LOWELL HOUSE CONDOMINIUM ASSOCIATION  
ANNUAL MEETING OF UNIT OWNERS  
SEPTEMBER 13, 2023**

The Annual Meeting of Unit Owners of the Lowell House Condominium Association (the "Association"), an Illinois not-for-profit corporation, was held on Wednesday, September 13, 2023, in person and via Zoom videoconference, pursuant to notice duly given to all unit owners.

Present were Kathleen Dormin, Property Manager, Suada Karastanovich, Assistant Property Manager, and Milena Radjenovich, Executive Vice President, of Chicagoland Community Management, Inc.; Frank Janecek, Chief Engineer; and Ellen Karp, of Nyborg and Company, Ltd., the Association's auditor. Barbara A. Roberts acted as Recording Secretary.

**CALL TO ORDER**

Board President Dave DeVries called the meeting to order at 6:35 p.m.

**VERIFICATION OF QUORUM**

Ms. Karp confirmed that a quorum of 34.0% of unit owners was present, either in person or by proxy.

**REVIEW AND APPROVAL OF 2022 ANNUAL MEETING MINUTES**

Mr. DeVries asked if there were any additions or corrections to the minutes of the Annual Meeting held on September 8, 2022. There being none, ***John Berchem moved that the minutes of the Annual Meeting of Unit Owners of the Lowell House Condominium Association held on September 8, 2022, be approved as presented. Karen Dournebos seconded the motion, and it passed unanimously.***

**NOMINATIONS FROM THE FLOOR**

Mr. DeVries called for nominations from the floor. There were none.

**MOTION TO CLOSE NOMINATIONS FROM THE FLOOR**

***Louise Pauly moved that the nominations from the floor be closed. Angela Chereso seconded the motion, and it passed unanimously.***

**INTRODUCTION OF CANDIDATES, AND CANDIDATE PRESENTATIONS**

Mr. DeVries stated that candidates Stephen Rossi and Marc DeMoss were not able to attend the meeting. At the invitation of Mr. DeVries, candidates Becky Liston, Angela Chereso, Karen Dournebos and John Berchem introduced themselves and provided information about themselves and their reasons for running for the Board. Mr. DeVries noted that there was a ballot box available in the room in which any unit owners present who had not yet voted could place their ballots.

## **RESOLUTION FOR EXCESS INCOME**

*The following motion was made by John Berchem:*

***WHEREAS, the Lowell House Condominium Association is an Illinois corporation duly organized and existing under the laws of the State of Illinois; and***

***WHEREAS, the members desire that the corporation shall act in full accordance with the rulings and regulations of the Internal Revenue Service;***

***NOW, THEREFORE, the members hereby adopt the following resolution by and on behalf of the Lowell House Condominium Association:***

***RESOLVED, that any excess of membership income over membership expenses for the year ended December 31, 2023, shall be applied against the subsequent tax year member assessments as provided by IRS Ruling 70-604.***

***This resolution is adopted and made part of the minutes of the Annual Meeting of September 13, 2023.***

***Ann Marie Calacci seconded the motion, and it passed unanimously.*** Mr. Berchem explained that the Association's auditor requests that this formality be made part of every Annual Meeting.

## **CLOSE OF VOTING**

***Louise Pauly moved that the voting for the 2023 Board of Directors election be closed. Karen Dournebos seconded the motion, and it passed unanimously.***

At the request of a unit owner, the existing Board members present as well as members of Management introduced themselves, as follows: Dave DeVries, Louise Pauly, Ann Marie Calacci, Kathleen Dormin – Property Manager, Suada Karastanovic – Assistant Property Manager, John Berchem and Phil Niedziela.

## **ELECTION RESULTS – NYBORG & COMPANY, LTD.**

Ms. Karp announced that the following candidates were elected to the Board of Directors for the coming year: John Berchem, Angela Chereso, Marc DeMoss, Karen Dournebos, and Stephen Rossi.

Ms. Karp left the meeting at 6:49 p.m.

## **OPEN DISCUSSION**

Mr. DeVries opened the meeting to comments and questions from unit owners. They commented about the fiscal health of the association, employee longevity, the Receiving Room, the laundry room, adhering to employees' union contracts, keeping the Management Office open and staffed on holidays,

efforts to replace employees who have left the Association, the length of time that Chicagoland Community Management has managed the building, restoring monthly in-person Board meetings, and revising the candidate election forms to include a commitment to attend Board meetings.

#### **ADJOURNMENT**

There being no further business to come before the unit owners, upon motion duly made by John Berchem and seconded by Louise Pauly, the meeting was adjourned at 7:12 p.m.

Respectfully submitted,

  
Board Secretary