

Greens of Park Ridge January 8, 2026 Board of Directors Meeting Minutes

Date: January 8, 2026

Location: Zoom

Board Members Present: Robert Townsend, John Wilkinson Jr., Dennis (Denny) Glusko

Management: Kimberly Barrett

Guest Present: None

Meeting was called to order at 7:08pm, and quorum was met.

Agenda:

John motioned to approve the meeting agenda as written. Denny seconded, and the motion passed unanimously.

Master HOA Update:

John stated the masters did not hold a December 2025 BOD meeting. The next master BOD meeting will be held by zoom on January 20, 2026. The 2026 Annual Meeting will be held on February 17, 2026, at 7:00pm by zoom, notices were provided by Landmarc to all owners.

Approval of Meeting Minutes:

John motioned to approve the November 6, 2025, meeting minutes with corrections. Robert seconded, and the motion passed unanimously.

Financial Review:

Management provided the financial report for the month of December 2025.

Unfinished Business:

JES Foundation updated their proposal to reflect a one-year warranty renewal after the five-year warranty on the polyurethane in the amount of \$476.48 each year. Management is to add this to the agenda just as a reminder.

Heartland Signs is to install the additional five stop signs and move some no parking signs on January 13, 2026. The website was updated to reflect this information.

New Business:

The common area tree that fell near 18 Joplin Ct. and the walking path on December 19, 2025, was removed by HLS on December 23, 2025.

The 2025 – 2026 Community Newsletter was mailed out to all owners of the Community on December 15, 2025.

Executive Session:

None

Meeting Adjourned at 7:53pm.

The next meeting will be the Annual Meeting at Porter Library on February 12, 2026.

Approved 3/12/2026