

Haverford Homeowners' Association
Board of Directors' Meeting
October 28, 2025

A meeting of the Haverford Homeowners' Association was held on October 28, 2025 at the Glenview Public Library at 7:00 p.m.

Board Members Present: Christopher Shaw, Diane Gazda, George Jameson

Board Members Absent: Glenn Davis

Also attending: Property Manager Valya Borisova, Foster-Premier

CALL TO ORDER

A quorum being present, and with no further issues to discuss, the meeting was called to order by Vice-President Christopher Shaw at 7:00 p.m. Vice-President Shaw stated that the purpose of the meeting was to conduct regular business including the adoption of the 2026 budget, address the resignation of Henry Nothnagel as President, elect a new President, move a director into the Vice-President role, appoint a new board member, and confirm the new officers.

OFFICER ELECTION AND APPOINTMENT

- A. Vice-President Shaw acknowledged the resignation of Hank Nothnagel as a board member that created a vacancy both in the office of President and one board seat.
- B. Fill the Board Vacancy
Vice-President Shaw asked for nominations for the vacant board position. Secretary Gazda nominated John Moore. Vice-President Shaw asked if there were any further nominations. Upon hearing no more nominations, he closed the nominations, and asked the members to vote. John Moore received 3 votes, and was appointed the vacant board seat until the next annual election for that seat.
- C. Move a Director to Vice-President
Vice-President announced that George Jameson has expressed a willingness to serve as Vice President.
Secretary Gazda **moved** to elect George Jameson Vice-President. The **motion** was **seconded**, and **unanimously carried** by a voice vote of the board members.
- D. New Vice-President Leads New Election of President
Vice-President Jameson declared that nominations were open for the office of President, which had become vacant upon Hank Nothnagel's resignation. He asked for nominations. . Secretary Gazda nominated Christopher Shaw. Vice-President Jameson asked if there were any further nominations. Upon hearing no more nominations, he closed the nominations, and asked the members to vote by roll call. Vice-President Jameson declared there were 4 votes for Christopher Shaw, and he was elected President.
- E. New President Shaw Confirms that Other Officers Remain

President Shaw confirmed that the officers present were willing to remain in their current positions. He noted that there were no objections and all those present consented, so the offices would remain filled by the current officers for the remainder of their terms.

APPROVAL OF MINUTES OF LAST BOARD MEETING

A **motion** by Diane Gazda to accept the minutes from the September 11, 2025 meeting was **seconded** and **unanimously** approved.

TREASURER'S REPORT– September 2025

Glenn Davis (absent)

Treasurer Davis was unable to attend the meeting. Figures are from the monthly statement.

	Common Area	SFH Area	Total
Operating Cash	(\$36,585.22)	\$64,711.44	\$26,126.22
Reserve Balance	\$119,489.89	88,650.77	\$208,140.66
Total Assets	\$78,411.82	\$152,626.59	\$231,038.41

COMMITTEE REPORTS

- A. Treasurer and Finance Report Glenn Davis (absent)
Questions regarding the budget were deferred until Treasurer Davis is able to return.
- B. Landscaping Report President Shaw reporting
Chris reported that the sprinklers were blown out in early October. Leaf and fall cleanup will continue later into this season, due to expected later leaf dropping.
- C. Vice-President and Liaison to the Village Report George Jameson
a. Aberdeen will be having patch repair.
b. Pickleball courts will be added in Richardson Park, at the west end.
c. Future construction is planned for the Lake/Waukegan intersection.
d. The Village allows trick-or-treating between 3-7 pm on Halloween.
- D. Secretary and Communications Committee Report Diane Gazda
Diane reported that there were no new significant contacts made via the web site regarding the property.

HOMEOWNER FORUM

Questions regarding the budget were deferred until Treasurer Davis is able to return. Other questions and comments from homeowners present were answered or discussed.

OLD BUSINESS

- A. A **motion** was made, seconded, and **unanimously approved** for the roof replacement request at 1809 Aberdeen.

- B. A **motion** was made, seconded, and **unanimously approved** to accept the Mariani Landscaping Proposal #52325 for Common Area 2026-2028, 2%/year increases beginning 2026 for \$44,443.06.
- C. A **motion** was made, seconded, and **unanimously approved** to accept the Mariani Landscaping Proposal #52308 for SFH 2026-2028, 2%/year increases beginning 2026 for \$59,396.64.
- D. A **motion** was made, seconded, and **unanimously approved** to accept the Mariani Snow Removal Proposal #53974 for 2026-2028, 2%/year increases beginning 2026 for \$42,762.83 in 2026.
- E. A **motion** was made, seconded, and **unanimously approved** to accept the Mariani Winter Holiday Decoration Proposal #56061 for 2026-2028 for \$878.75 each year.
- F. A **motion** was made, seconded, and **unanimously approved** to accept the Mariani Common Area Plant Healthcare Proposal #55862 for 2026-2028 for \$24,495.90/yr.
- G. A **motion** was made, seconded, and **unanimously approved** to accept the Mariani SFH Dormant Pruning Proposal #56060 for 2026 for \$12,203.82.
- H. A **motion** was made, seconded, and **unanimously approved** for the McGinty Mulch Contracts for: Common Trees Along the Street, \$1,675, Common Areas \$10,675, SFH \$26,320.
- I. A **motion** was made, seconded, and **unanimously approved** for the Halloran & Yauch Irrigation Proposal. Common Areas, for 2026-2027 for \$4,290.00/yr.
- J. A **motion** was made, seconded, and **unanimously approved** to ratify the proposed 2026 Budget.

NEW BUSINESS:

- A. The next meeting will be held in May, 2026 at the Glenview Public Library. The date and location will be mailed to owners and posted on the website, www.haverfordhoa.com.
- B. A **motion** was made, seconded, and **unanimously approved** to accept the Mariani Common Area Tree Pruning Proposal #67044 for Fall 2025 for \$13,710.00.

ADJOURNMENT

Upon a **motion** duly made, seconded and **unanimously carried** the meeting adjourned at 7:17pm.

Respectfully submitted,

Diane Gazda, Secretary