



FRANKLIN VILLAGE COUNCIL MEETING NOTES

Jan 29th; 9:00 AM, Ardmore Room

Community Center

In attendance: Margaret Callahan, Bob Gottschall, Jay Harter Bill Shipley, Jack Keeley, and Janet Burgess (CSK).

Meeting called to order at 9:00am, Ardmore Room, Community Center.

Master's Association: Margaret Callahan:

- Margaret discussed what she knows about the Club being sold, which is not a lot. There is a bid from a person from Chicago, but no one seems to know the status
- The owner (according to Janet) is probably waiting to look at ye financials
- It was suggested that the MA should provide updates on the Club sale if only to say there is no more info

Financial-Jay Harter:

- Jay handed out a 2025 ye recap which shows that between the 2024 and 2025 loss is \$49,295
- That means a \$600 assessment will be needed
- Jay suggested the assessment be done ASAP (Feb announcement) since we'll need the cash to pay bills; specially our snow plowing bill)
- We will be getting a credit for the months we don't have the new security system installed and would like that credit to go to the snow plowing account.
- At the last treasurer's meeting Jay attended many of the members said how happy they are with CSK Management Co. Also discussed the possibility of villages combining their projects together to get better prices.
- We will be sealcoating the roads in 2026.



- With over \$24,000 in over due assessments it was decided that CSK would draft separate letters to those over due on how important it is to pay the bills in a timely manner, especially with an assessment coming so we have enough money to pay our bills.

Committee updates:

- **Architect Committee: Bob Gottschall:**

- No new meeting since last notes dated Nov 18th
- Council spent quite a lot of time discussing the request from 590 for replacing a triple window with a sliding door exiting to a new 8' X 10' patio.. After much discussion the request was approved on a 3 to 2 vote(see details below)
- Voted and approved request for a sliding door and paver patio on side of 590. This request was made to accommodate a small patio for grilling purposes. Request was approved with the following conditions: pavers (vs. poured concrete) to be used, any landscaping changes to be approved by Landscaping Committee, no stepping stones allowed between this patio and back patio. It was determined that this request would be minimally visible from the road and neighbor(s). It is hidden by landscaping including a large electrical transformer.
- Council decided on delaying fixing some retaining walls till Spring
- The trench drain in front of 602-604 will be replaced by Paul from Cutting Edge as soon as the weather allows.
- 593 drain held off till Spring.

Landscape Committee: Bob Gottschall:

- Michelle in Fla till Spring.
- AC Tree to begin tree work in February

Welcome Committee:

- n/a.

Pool Committee: Margaret Callahan/Bill Shipley:

- Hose is frozen



Documents/Rules: N/A

Communication: Bill Shipley :

- Per Bill, we'll have a new phone directory out soon.

Maintenance: n/a

Lights: Kevin Callahan: n/a

Decorating Committee, Peg Wolken:

- With Jon's passing the volunteers were able to take down and store the decorations ahead of the scheduled date

Social Committee: Maggie Shipley-

- per Bill there could be a possible event at Sullivan House in April

Old Business :4

- n/a

New Business/ Discussion Items/Agenda Items:

- Complaint by 547. Janet will send letter that the it's the owner's responsibility.

Information items: N/A

- 6 houses closed in 2025
- 576 and 578 may be selling soon

Upcoming meetings:

March 26th 9am Ardmore Room

April 16th 9am Ardmore Room

May 12 Annual Election Meeting 4pm Community Center main room

Meeting adjourned at 10:30