

**Barton Hills Maintenance Corporation**  
**President's Annual Report FY 2017-2018**

Dear Shareholders,

As we end our 2017-18 Fiscal Year and begin 2018-19, I write on behalf of the entire Board of Directors to report to you on the activity of the Barton Hills Maintenance Corporation and to thank you for your support during a busy and productive year.

Attached is a Notice of the Annual Shareholders Meeting called for March 12, 2018 at Walter Esch Hall immediately following the Barton Hills Village Annual Meeting. You are invited to attend and share your views. Also enclosed is our proposed Budget for the upcoming year which has been approved by the Board. It will be discussed at the meeting, then submitted to the shareholders for approval by return ballot in the week following the Annual Meeting.

Perhaps the most significant event of the past year was the passing of Walter Esch in August. Walter served as Superintendent since 1949 and is remembered fondly and with gratitude by generations of Barton Hills residents and guests.

As you know, the BHMC is a private, nonprofit corporation owned by the shareholders who are the owners of the original properties laid out in the Supervisors Plat recorded with the Register of Deeds plus a few additions. Its primary function is to maintain and enforce the Deed Restrictions which includes the authority to review and approve construction and exterior changes to the existing residences and properties. If you contemplate changes to your property, please check with Jan Esch.

During the past year we successfully updated our Articles of Incorporation, Bylaws, and Deed Restrictions to make them compliant with current law and to eliminate cumulative voting for Board seats. The documents are attached to this letter for your reference. We need to pause to thank Adele Laporte for leading these projects and for her long service to the community on this Board and the Village Board. Her term expired last Fall and she chose not to stand for re-election. She was instrumental in getting our legal documents updated.

Frank Legacki also retired from the Board after serving very successfully as President; his energy and enthusiasm were instrumental in our progress. John MacKrell also left the Board after many years of service and leadership. Our elections last Fall brought several new members

to the Board. Your current Board, officers, and expiration of their term ( ) are as follows.

Nancy Bishop (2019)	Greg Curtner (2021) Pres.	Jeff David (2021) Treas.
Bob Frank (2021)	Barbara Hensinger (2019) Sec.	Chris Lovasz (2021)
Melvin McInnis (2019)	Dan Nicoli (2021)	Zak Youssef (2019) Asst.Treas.

Our multi-year waterfront clearance and beautification project continues. We hope you like the improved views. We expect native wildflowers this Spring in place of the nearly eliminated “green wall”. We plan to continue to remove invasive species, consider replanting options and encourage native growth gradually and frugally.

We have made progress on maintaining the roads as private, on the grounds at the Boat Club and the adjacent resident’s boat area, dead tree removal, creation of a BHMC website which we hope will go live very soon, and a number of other maintenance and beautification projects. We solicit your feedback.

We have been working with the Village for several years to ensure the ability of our community to maintain our roads as private passageways for the exclusive use of residents, shareholders, guests, and legitimate invitees. A number of solutions have been considered. We have agreed with the Village Board that Title to the roads will be transferred from the Village to the BHMC before June of this year. This will restore ownership to the condition which existed continuously before 2010. The Village will continue to maintain the roads, but the BHMC may need to assess each shareholder property approximately one mil to pay for that maintenance. The Village will reduce your taxes by an offsetting amount. It may be possible for the Village to continue to maintain the roads with taxpayer money in which case the BHMC will not assess the extra one mil and taxes collected by the Village will not be reduced. Either way, your effective cost will be the same and your services will remain as at present. The Budget we have adopted and ask you to approve contemplates the one mil assessment for the roads. If the Village is able to perform the maintenance at its expense, we will not levy the additional one mil. The Budget for this coming Fiscal Year is otherwise consistent with the Budgets of the last several years. We invite your comments.

On behalf of the Board of Directors.

Gregory L. Curtner  
President