

MINUTES OF THE SPECIAL MEETING
OF THE PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF SOUTH BARRINGTON

Thursday, June 7, 2018 6:00 p.m.

Rose Hall in the SB Village Hall 30 S. Barrington Road South Barrington, IL

CALL TO ORDER

President McCombie called the Special meeting to order at 6:05 p.m. Clerk Wood took roll:

Present: President: Paula McCombie

Trustees: Joseph Abbate, Steve Guranovich, Anthony Stagno

Absent: Trustees: Therese DeSerto-Cohen, Bernard Kerman, Hina Patel

A quorum was present. Also present were Village Administrator Bob Palmer, Village Engineer Natalie Karney, Building Officer Mike Moreland, Village Finance Director Michelle Bodie, and Executive Assistant/Deputy Clerk Melissa Moeller.

PUBLIC COMMENT

President McCombie welcomed the audience and asked if there were any residents who wished to address the Board before the presentations; there were none. She thanked the audience for attending tonight's meeting.

As tonight's speakers were preparing their video displays, Administrator Palmer reminded the audience that the Village would be hosting another special Town Hall program on June 21st, presented by the Chicago Police Department and dealing with crime prevention.

TOWN HALL PRESENTATION

President McCombie opened the Town Hall meeting as a presentation on, and question and answer section for, "How to Increase Property Values in South Barrington". She introduced the three local realtors who would be presenting information: Denise D'Amico of ReMax Central, Rob Morrison with Coldwell Banker, and Dean Tubekis with Coldwell Banker.

Administrator Palmer introduced Village Building Officer Mike Moreland and Village Engineer Natalie Karney, and encouraged the audience to call on them when the residents had issues with their home or property.

Administrator Palmer introduced Denise D'Amico and gave highlights of her career.

Ms. D'Amico spoke of points that make a great neighborhood (schools, outdoor activities, low crime rate, medical access, etc.) and stressed the importance of pride in ownership. She then gave a video presentation of good and bad examples to increase the curb appeal of your property as she emphasized that first impressions count. Pictures shown included driveways, culverts and mailboxes, how proper upkeep can make a huge difference, the importance of landscape trimming, and the maintenance of other exterior conditions such as the roof. Ms. D'Amico also noted that she likes to use local builders and contractors and had a list of preferred service providers.

The audience applauded for her presentation.

Administrator Palmer introduced Rob Morrison and gave highlights of his career.

Mr. Morrison talked about how to maximize return on your investment, and that the speed in which you sell your house can be an important factor. He gave examples of correct conditions, staging, and pricing, noting that some may seem counter-intuitive, like not having any plants, or the fact that buyers preferred white trim over natural wood. He said the helps to selling are location, price, and exposure, and stressed the importance of an on-line presence. He suggested

there were ways to make a smaller investment rather than an entire replacement, such as sanding down cabinets. He told the audience to feel comfortable calling the realtors to talk about maximizing their return, and that even if the residents were not yet ready to sell, the realtors could help with ideas and suggestions.

The audience applauded for his presentation.

Administrator Palmer introduced Dean Tubekis and gave highlights of his career.

Mr. Tubekis spoke on how to maintain and increase your property value. Eroded property values are often due to poor conditions of the roof, driveway, windows or HVAC. He talked about the important role Home Owner Associations can play in influencing property values. He stressed that the whole picture is really important and suggested that interested sellers contact a real estate agent long before they want to put their house on the market, as taking the time to make thoughtful improvements will make a big difference in pricing.

The audience applauded for his presentation.

Administrator Palmer opened the floor to questions from the audience.

Questions asked and discussed included:

Wallpaper – in most every case the realtor would recommend removing

If realtors give feedback to each other – it is common for realtors to share feedback

If there is a target audience – average age in the 40's, with children

How realtors target the audience – many use the internet, and place facebook ads by zip code

Historic property values – the market has not gone up as one might expect

Customer base – realtors said the amount of sales has been about the same.

All of the realtors also had mentioned the need to keep up with the “new” colors in design.

One resident expressed the opinion that jobs were the real key to a successful housing market, and that the area has lost so many jobs. He said South Barrington should do whatever it can to get more jobs in the area, and that realtors need to market Village properties more aggressively.

Administrator Palmer wrapped up the presentation, thanking all the presenters. The audience again applauded.

President McCombie announced that she would be closing the meeting, but invited the audience to stay for refreshments and the opportunity to ask individual questions, with either the realtors or the Board.

ADJOURNMENT

MOTION to ADJOURN was made by Trustee Abbate.

SECONDED by Trustee Stagno.

There was no further discussion. By unanimous voice vote, the motion carried, and the meeting adjourned at 7:05 p.m.



Donna Wood, Village Clerk

These minutes were approved this
12th Day of July, 2018