Minutes of the OTTA Board of Directors Meeting
October 13, 2026

Present: Ray Clark, Phil Graff, Drew Roesch, Laura Meyers, Karl Hjerpe, Aneta Tomaszkiewicz, Lotika Pai, Jon Sabol, Parker Hine, Kathleen Bruinsma, and Barb Guttmann.

Board Members Absent: Matt Langer

Guest: Kathy Clark, Alan Lougee

Meeting called to order: 7:01 pm by Ray Clark, President.

Approval of Minutes: The minutes from the September 2026 Board Meeting were approved as submitted by Secretary Laura Meyers.

Treasurer's Report: Drew Roesch reported there is currently $581,000 in the bank. The Board reviewed and discussed the proposed 2026-2027 budget. The Board agreed to add $14,000 to the major-project allocation for the planned 2027 website project. The project is separate from routine membership-database expenses and does not include the Art Fair website. The Art Fair graphic-design budget was increased to $16,500. The music/entertainment budget remains at $12,000 for now and may be revisited. Sponsorships for music stages may help offset costs. The Clark/Wisconsin Park landscaping allocation was increased by $4,500 to support additional planting. The major-project budget will be reduced to reflect work already paid for in prior periods, with the exact final line-item reconciliation to be reflected in the revised budget. A 3% credit-card fee revenue line for Art Fair transactions was added. Unrestricted park-donation revenue projections were set to zero. An employee-benefits line of $7,500 annually for health-care and education reimbursements, with related salary estimates adjusted as appropriate. The budget includes $1,000 for outstanding and current Art Fair website-related expenses. With noted revisions the proposed 2026–2027 budget was approved by the Board.

New Business:

1. Art Center Improvements: Ray Clark provide an update. The HVAC work and storage-system installations are complete and all underbudget. The coat-room/janitor-closet sketch by Via Chicago were reviewed on Oct 12 and revisions are coming and will be sent to Brookwood Builders for initial pricing. The previously approved budget for this work is $20,000. Estimates are being sought for repair and refinishing of the exterior doors. Four vendors have been identified and two are preparing bids. No Board-approved budget has been established.

2. Nominating Committee: No report.

3. Amended Bylaws: Ray Clark reported the bylaws will be revised and republished. Ray Clark will distribute to Board. The Secretary will sign and certify the amended bylaws. Registration with the State of Illinois is not required.

4. Other New Business: None.

Committee Reports:

Art Fair – 2027 Old Town Art Fair: No report.

Art Gallery: Barb Guttmann reported the gallery's first three-dimensional exhibition, titled "Momentum," is on view. The opening reception is scheduled for October 15 as part of Lincoln Park Art Night. The next exhibition will feature quilts by a regional textile arts cooperative and is expected to coincide with the November arts-and-crafts pop-up.

Community Safety: Kathleen Bruinsma reported on an October 8 neighborhood meeting at the Triangle Center with 18th District Police Commander Chris Bielfeldt and 18th District Police Council Chair Brad Kessler. Residents' questions and concerns about recent neighborhood incidents that were submitted to the Community Safety Committee in advance were posed to Commander Bielfeldt and Chris Kessler. Recent incidents and the Association's role in helping residents understand available safety options were discussed. The Committee will explore organizing a public forum for neighbors on safety options, including neighborhood private security, external dwelling cameras, and practical safety practices. Prior neighborhood research by former Committee Chair David Montgomery will be reviewed. The Committee will also consider auditing membership of the neighborhood SLACK channel and preparing a cadence of safety information for the OTTA newsletter.

Communications: The Board was encouraged to review the committee's comprehensive report. Parker Hine reported the committee has been revising the newsletter to improve readability and consistency and is developing a visual style guide. The committee will be comparing MembershipWorks and Wild Apricot's event-management and membership functionality, including current MembershipWorks capabilities then report recommendations and implementation timeline.

Events: Aneta Tomaszkiewicz reported Oktoberfest was very successful. The committee observed strong participation by families and younger adults. The committee will consider more family-oriented programming. The Cinema Adaptation event was also well received. Upcoming events include a music-writing workshop on November 5 and a holiday event at Ella Jenkins Park on December 13 featuring live reindeer, Santa, music, caroling, cookies, and hot beverages.

Membership: Jon Sabol reported that new members joined during Oktoberfest. The Membership Committee recommended discontinuing the IBOT program because participation by businesses has declined and the program is no longer reliably available. The Board agreed to discontinue IBOT and remove it from the website. Membership will coordinate with Communications on related website and outreach updates. The committee is also considering consolidating membership categories that currently overlap.

Governance: Ray Clark reported the draft Policy and Procedure Manual DRAFT was issued to the Governance Committee September 21 and reissued October 8. The manual will require further editing. There have been no comments to date. The manual is intended to consolidate existing Board-approved policies and committee guidance so that these materials remain accessible to current and future Board members.

Grants: Lotika Pai reported the committee welcomed the $50,000 allocation in the 2026–2027 budget. The grant process is expected to begin in January 2027.

Historic District/Planning & Zoning: Karl Hjerpe provided an update on 1838 N. Lincoln Park West. A hearing was held, but the matter was continued to November 5 to allow time for service of notice. The committee will continue monitoring the situation.

Neighborhood Improvements: Laura Meyers reported that Laura Becker is documenting the steps and process for the brick program, following the document published last spring. The process document is expected by the end of October. The committee plans to review its budget and priorities at its next meeting.

Director of Operations Report: Barb Guttmann reported there are small birdhouses available to be given out to member households. An overhead camera costing approximately $400 will be purchased to help art instructors demonstrate techniques on the large screen. Use of the Triangle Center for private events and room rentals is increasing. Rentals remain limited to members. The Triangle Center will serve as a polling place on Election Day, so regular classes will not be held that day.

Next Board Meeting: November 10, 2026, at 7:00 pm.

Adjournment: 8:24 pm.

Old Town Triangle Association Old Town Art Fair

Statement of Financial Position

As of Sep 30, 2026

	Total
Assets	
Current Assets	
Bank Accounts	
1003 Byline Bank	0.00
1019 Wintrust Bank	0.00
1040 Wintrust	523,927.09
1041 PPP Loan Restricted Funds	0.00
Total for 1040 Wintrust	**$523,927.09**
1050 Wintrust CD	$0.00
1060 BMO Harris CD	$0.00
1065 First Internet Bank of Indiana	$0.00
1066 First Internet of Indiana CD #2	$0.00
1070 Start Up Bank (cash for change)	$0.00
1080 Vanguard Money Market Fund	57,631.76
Total for Bank Accounts	**$581,558.85**
Accounts Receivable	
1100 Accounts Receiv-not for entries	$0.00
Total for Accounts Receivable	**$0.00**
Other Current Assets	
1110 Other Receivables-year accruals	$0.00
1210 Undeposited Funds	795.00

1310 Inventory	$0.00
1410 Prepaid Expenses-year accruals	-395.20
Total for Other Current Assets	**$399.80**
Total for Current Assets	**$581,958.65**
Fixed Assets	
1510 Land	21,068.00
1520 Building	119,387.00
1530 Building Improvements	45,110.00
1540 Equipment	12,661.18
1550 Unit Improvements	49,277.83
1560 Construction in Progress	$0.00
1620 Acc Depr - Building	-119,387.00
1630 Acc Depr - Bdlg Improvements	-38,947.00
1640 Acc Depr - Equipment	-12,661.18
1650 Acc Depr - Unit Improvements	-25,289.97
Total for Fixed Assets	**$51,218.86**
Total for Assets	**$633,177.51**
Liabilities and Equity	
Liabilities	
Current Liabilities	
Accounts Payable	
2100 Accounts Payable	$0.00
2110 Accounts Payable-year accruals	$0.00
Total for Accounts Payable	**$0.00**
Other Current Liabilities	
2210 Other Current Liability accrual	$0.00
2211 PPP Loan	$0.00
2212 Wintrust - LOC	-3,523.61
2220 Payroll Liabilities	$0.00
2221 Direct Deposit Liabilities	$0.00
2222 Sales Tax Payable	$0.00
2310 Revenue Deferred to Future Year	$0.00
Total for Other Current Liabilities	**-$3,523.61**
Total for Current Liabilities	**-$3,523.61**
Total for Liabilities	**-$3,523.61**
Equity	
3001 Old Equity Adjustments	$0.00
3150 Temporarily Restricted Funds	5,905.44
3050 Net Assets (no restrictions)	698,434.62
Net Revenue	-67,638.94

Total for Equity	**$636,701.12**
Total for Liabilities and Equity	**$633,177.51**

Old Town Triangle Association Old Town Art Fair				
Budget vs. Actuals: Budget_FY27_P&L - FY27 P&L				
August 2026 - July 2027				
	Total			
	Actual	**Budget**	**over Budget**	**% of Budget**
Revenue				
4001 ME Member Dues	4,850.00	15,000.00	-10,150.00	32.33%
4100H Direct Public Support			0.00	
4111 FI Donation for any use		2,000.00	-2,000.00	0.00%
4112 CC Fee Offsets	1,116.06	5,000.00	-3,883.94	22.32%
4131 FI Donation Unrest. for Parks		560.00	-560.00	0.00%
4143 FI Suzanne Flavin Restricted	-330.00	-1,780.00	1,450.00	18.54%
Total 4100H Direct Public Support	**$ 786.06**	**$ 5,780.00**	**-$ 4,993.94**	**13.60%**
4500H Art School Program			0.00	
4510 AS Tuition	23,710.00	76,245.00	-52,535.00	31.10%
4530 AS Gallery Commission 25%	425.00	8,000.00	-7,575.00	5.31%
4540 AS other-not merch or donation	375.00	1,000.00	-625.00	37.50%
Total 4500H Art School Program	**$ 24,510.00**	**$ 85,245.00**	**-$ 60,735.00**	**28.75%**
4600H Investment Income			0.00	
4660 FI Interest Earned	350.52	2,500.00	-2,149.48	14.02%

Total 4600H Investment Income	**$ 350.52**	**$ 2,500.00**	**-$ 2,149.48**	**14.02%**
4701 FI Rent Earned	1,504.00	6,500.00	-4,996.00	23.14%
4800H Merchandise & Other Income			0.00	
4897 FI Merchandise Shipping revenue	13.21	-72.35	85.56	-18.26%
Total 4800H Merchandise & Other Income	**$ 13.21**	**-$ 72.35**	**$ 85.56**	**-18.26%**
4900H Renovation Receipts			0.00	
4901 Renovation Receipts (refunds)		65,499.60	-65,499.60	0.00%
Total 4900H Renovation Receipts	**$ 0.00**	**$ 65,499.60**	**-$ 65,499.60**	**0.00%**
Total Revenue	**$ 32,013.79**	**$ 180,452.25**	**-$ 148,438.46**	**17.74%**
Gross Profit	**$ 32,013.79**	**$ 180,452.25**	**-$ 148,438.46**	**17.74%**
Expenditures				
5100H Art School Costs			0.00	
5101 AS Instruction Cost	7,434.38	53,960.00	-46,525.62	13.78%
5111 AS Materials & Equipment	174.44	1,855.00	-1,680.56	9.40%
5141 AS Advertising	200.00	3,537.00	-3,337.00	5.65%
5151 AS Tuition Refund		1,150.00	-1,150.00	0.00%
5171 AS Gallery	4,920.39	4,850.00	70.39	101.45%
Total 5100H Art School Costs	**$ 12,729.21**	**$ 65,352.00**	**-$ 52,622.79**	**19.48%**
5300H Neighborhood & Park Maintenance			0.00	
5321 NI Clark Wisconsin Park	583.90	3,925.00	-3,341.10	14.88%
5325 NI Ella Jenkins Park		3,310.00	-3,310.00	0.00%

5331 NI Eugenie Triangle Park Maint	423.77	2,345.00	-1,921.23	18.07%
5341 NI Other Parks	1,716.72	4,955.00	-3,238.28	34.65%
5351 NI Parkway Maint-Trees		6,330.00	-6,330.00	0.00%
5361 NI Plantings	1,086.33	3,185.00	-2,098.67	34.11%
5362 NI Planters		2,000.00	-2,000.00	0.00%
5391 NI Trash Removal	786.55	6,250.00	-5,463.45	12.58%
Total 5300H Neighborhood & Park Maintenance	**$ 4,597.27**	**$ 32,300.00**	**-$ 27,702.73**	**14.23%**
5500H Community & Historic District			0.00	
5510 HD Historic Dist. Preservation		400.00	-400.00	0.00%
5520 HD Education & Outreach	1,050.00	1,500.00	-450.00	70.00%
5570 PR Recognition of Volunteers		500.00	-500.00	0.00%
Total 5500H Community & Historic District	**$ 1,050.00**	**$ 2,400.00**	**-$ 1,350.00**	**43.75%**
5700H Events			0.00	
5710 EV Oktoberfest	828.81	1,000.00	-171.19	82.88%
5720 EV Annual Meeting		3,000.00	-3,000.00	0.00%
5730 EV Tastings		2,500.00	-2,500.00	0.00%
5740 EV Other Events	2,208.84		2,208.84	
5750 EV Third Thursday	15.00	1,000.00	-985.00	1.50%
5760 EV Montmartre - Twin Neighborhoods	217.00	2,300.00	-2,083.00	9.43%
5780 EV Concerts		2,500.00	-2,500.00	0.00%
5790 EV Halloween		1,000.00	-1,000.00	0.00%
Total 5700H Events	**$ 3,269.65**	**$ 13,300.00**	**-$ 10,030.35**	**24.58%**
5900H Membership			0.00	

5910 ME Membership Benefits		3,000.00	-3,000.00	0.00%
5970 ME Contested Election		300.00	-300.00	0.00%
Total 5900H Membership	**$ 0.00**	**$ 3,300.00**	**-$ 3,300.00**	**0.00%**
6100H Occupancy			0.00	
6111 FI Condo Assessments	3,151.12	14,150.00	-10,998.88	22.27%
6120 FI Facility Maintenance	3,298.00	14,050.00	-10,752.00	23.47%
6121 FI Repairs		0.00	0.00	
6131 FI Electricity	-62.74	3,460.00	-3,522.74	-1.81%
Total 6100H Occupancy	**$ 6,386.38**	**$ 31,660.00**	**-$ 25,273.62**	**20.17%**
6300H Salaries			0.00	
6310 FI Salaries	25,002.70	129,850.00	-104,847.30	19.26%
6320 Employee Benefits	1,810.65	7,500.00	-5,689.35	24.14%
Total 6300H Salaries	**$ 26,813.35**	**$ 137,350.00**	**-$ 110,536.65**	**19.52%**
6400H Payroll Taxes			0.00	
6410 FI Payroll Taxes	1,905.59	9,800.00	-7,894.41	19.44%
Total 6400H Payroll Taxes	**$ 1,905.59**	**$ 9,800.00**	**-$ 7,894.41**	**19.44%**
6500H Insurance			0.00	
6510 FI Insurance-Commercial/D&O	9,965.00	17,870.00	-7,905.00	55.76%
6520 FI Insurance -Work Comp		1,685.00	-1,685.00	0.00%
Total 6500H Insurance	**$ 9,965.00**	**$ 19,555.00**	**-$ 9,590.00**	**50.96%**
6600H Printing			0.00	
6610 FI Printer Maintenance		250.00	-250.00	0.00%
6620 CO Printing - Newsletter		3,000.00	-3,000.00	0.00%
Total 6600H Printing	**$ 0.00**	**$ 3,250.00**	**-$ 3,250.00**	**0.00%**

6700H Technology			0.00	
6710 FI Computer Software Fees	285.83	2,690.00	-2,404.17	10.63%
6720 ME Membership Database Software	435.00	1,800.00	-1,365.00	24.17%
6730 CO E-blast Service	253.30	1,000.00	-746.70	25.33%
6740 CO Web Hosting	30.00	145.00	-115.00	20.69%
Total 6700H Technology	**$ 1,004.13**	**$ 5,635.00**	**-$ 4,630.87**	**17.82%**
7100H Accounting			0.00	
7110 FI Accounting & Audit	1,275.00	18,000.00	-16,725.00	7.08%
7120 FI Payroll Expenses	182.00	1,040.00	-858.00	17.50%
Total 7100H Accounting	**$ 1,457.00**	**$ 19,040.00**	**-$ 17,583.00**	**7.65%**
7205 FI Bankcard Fees Excl Art Fair	1,531.09	4,885.00	-3,353.91	31.34%
7210 FI Bank Charges (not bankcard)		200.00	-200.00	0.00%
7410 FI Dues & Subscriptions		145.00	-145.00	0.00%
7600H Miscellaneous Expenses			0.00	
7660 FI Equipment		4,390.00	-4,390.00	0.00%
7670 FI Mailing of Notices		25.00	-25.00	0.00%
7690 FI Other Miscellaneous	31.20	715.00	-683.80	4.36%
Total 7600H Miscellaneous Expenses	**$ 31.20**	**$ 5,130.00**	**-$ 5,098.80**	**0.61%**
7810 FI Office Supplies		1,535.00	-1,535.00	0.00%
7910 FI Telephone & Internet	527.07	3,450.00	-2,922.93	15.28%
Total Expenditures	**$ 71,266.94**	**$ 358,287.00**	**-$ 287,020.06**	**19.89%**
Net Operating Revenue	**-$ 39,253.15**	**-$ 177,834.75**	**$ 138,581.60**	**22.07%**
Other Revenue				

8100H Art Fair Receipts			0.00	
8120 AF Beverages		145,000.00	-145,000.00	0.00%
8121 AF Bev Sales Tax		17,425.00	-17,425.00	0.00%
8130 AF Booth Rental Fee	1,600.00	205,800.00	-204,200.00	0.78%
8135 AF Children's Corner		5,000.00	-5,000.00	0.00%
8140 AF Artist Parking		18,000.00	-18,000.00	0.00%
8150 AF Exhibitors		42,500.00	-42,500.00	0.00%
8155 AF Friends (Patrons)		20,000.00	-20,000.00	0.00%
8160 AF Gates		195,000.00	-195,000.00	0.00%
8170 AF Store Merchandise	20.28	8,000.00	-7,979.72	0.25%
8185 AF Sponsorships		80,000.00	-80,000.00	0.00%
8190 AF Food Vendors		27,500.00	-27,500.00	0.00%
Total 8100H Art Fair Receipts	**$ 1,620.28**	**$ 764,225.00**	**-$ 762,604.72**	**0.21%**
8200H Annual Gala Receipts			0.00	
8210 GA Auction Proceeds		22,000.00	-22,000.00	0.00%
8220 GA Non-Ticket Revenue		6,000.00	-6,000.00	0.00%
8230 GA Tickets		27,500.00	-27,500.00	0.00%
8240 GA Raffle Tickets		1,200.00	-1,200.00	0.00%
8250 GA Sponsorships		500.00	-500.00	0.00%
Total 8200H Annual Gala Receipts	**$ 0.00**	**$ 57,200.00**	**-$ 57,200.00**	**0.00%**
Total Other Revenue	**$ 1,620.28**	**$ 821,425.00**	**-$ 819,804.72**	**0.20%**
Other Expenditures				
9100H Art Fair Costs			0.00	
9120 AF Beverages	2,299.96	73,475.00	-71,175.04	3.13%
9130 AF Booth Refunds		5,000.00	-5,000.00	0.00%
9135 AF Children's Corner cost		2,500.00	-2,500.00	0.00%

9143 AF Graphic Design Fee		14,490.00	-14,490.00	0.00%
9145 AF Bankcard Fees	195.19	20,000.00	-19,804.81	0.98%
9146 AF Entertainment - Music	419.00	12,000.00	-11,581.00	3.49%
9150 AF Exhibitors cost	733.00	18,660.00	-17,927.00	3.93%
9155 AF Friends - Printing & Postage		1,090.00	-1,090.00	0.00%
9157 AF Garden Walk		860.00	-860.00	0.00%
9160 AF Gates cost	-808.20	8,375.00	-9,183.20	-9.65%
9162 AF General Operations	1,109.00	29,320.00	-28,211.00	3.78%
9164 AF Grounds & Maintenance	661.52	27,320.00	-26,658.48	2.42%
9166 AF Permits, Fees & Licensing	8,690.00	11,135.00	-2,445.00	78.04%
9170 AF Merchandise Store		3,835.00	-3,835.00	0.00%
9175 AF Occupancy 20%		6,500.00	-6,500.00	0.00%
9177 AF Program Book		2,375.00	-2,375.00	0.00%
9179 AF Publicity		22,780.00	-22,780.00	0.00%
9181 AF Sales Tax	1.00	17,425.00	-17,424.00	0.01%
9183 AF Security		30,460.00	-30,460.00	0.00%
9185 AF Salaries, Payroll Taxes, Insurance 50%		103,500.00	-103,500.00	0.00%
9187 AF Thank You Party		11,560.00	-11,560.00	0.00%
9189 AF Grants		50,000.00	-50,000.00	0.00%
9190 AF Boy Scouts		4,000.00	-4,000.00	0.00%
9191 AF Chicago Sculpture Exhibit		4,000.00	-4,000.00	0.00%
Total 9100H Art Fair Costs	**$ 13,300.47**	**$ 480,660.00**	**-$ 467,359.53**	**2.77%**
9200H First Sight Costs			0.00	
9210 FS Art Auction Artist		155.00	-155.00	0.00%

9220 FS First Sight Party Costs		28,665.00	-28,665.00	0.00%
Total 9200H First Sight Costs	**$ 0.00**	**$ 28,820.00**	**-$ 28,820.00**	**0.00%**
9300H Gala Fundraising Costs			0.00	
9310 FI Gala Fundraising Costs	3,000.00		3,000.00	
Total 9300H Gala Fundraising Costs	**$ 3,000.00**	**$ 0.00**	**$ 3,000.00**	
9405 PR Major Projects			0.00	
9406 Center Renovations T/B reimbursed	26,741.26	26,745.00	-3.74	99.99%
9407 Renovation Costs excluding SOI	1,500.00	30,000.00	-28,500.00	5.00%
Total 9405 PR Major Projects	**$ 28,241.26**	**$ 56,745.00**	**-$ 28,503.74**	**49.77%**
9500H Neighborhood Improvements			0.00	
9510 NI Brick Program		20,000.00	-20,000.00	0.00%
9520 NI Parkways Purchase Trees		5,000.00	-5,000.00	0.00%
Total 9500H Neighborhood Improvements	**$ 0.00**	**$ 25,000.00**	**-$ 25,000.00**	**0.00%**
9700H Grants & Sharing w/ Other Orgs			0.00	
9710 FI Menomonee Club 20% Art Fair		68,015.00	-68,015.00	0.00%
Total 9700H Grants & Sharing w/ Other Orgs	**$ 0.00**	**$ 68,015.00**	**-$ 68,015.00**	**0.00%**
Total Other Expenditures	**$ 44,541.73**	**$ 659,240.00**	**-$ 614,698.27**	**6.76%**
Net Other Revenue	**-$ 42,921.45**	**$ 162,185.00**	**-$ 205,106.45**	**-26.46%**
Net Revenue	**-$ 82,174.60**	**-$ 15,649.75**	**-$ 66,524.85**	**525.09%**
