

## Hunt Club Meadows HOA

Annual Homeowners Meeting Minutes

January 14, 2015 at 7pm

Hadley Middle School - 15731 Bell Road, Homer Glen, IL

*These minutes were approved by homeowners at the 1/13/16 annual meeting.*

### Meeting Minutes:

- 1) Quorum was met. 16 lots were represented by the homeowners at the meeting. Homeowners that attended the meeting signed-in and provided current contact information. At the beginning of the meeting, HOA President Carol Lindee welcomed everyone and all those present introduced themselves.
- 2) Review of 2014 financial statements, by Carol Lindee (treasurer could not attend the meeting)
- 3) Review of planned 2015 Budget
- 4) Road Finishing - Roads were completed by the Village of Homer Glen in October 2014. Snow-plowing will now be performed by the Village, and these expenditures are now removed from our budget in 2015.
- 5) Several new owners, new houses this year. All remaining developer-owned lots were sold in 2014. Several new homeowners attended the meeting. Several were going to move in to their new home in Spring 2015.
- 6) Landscaping updates that occurred in 2014 were reported:
  - new entrance islands at northeast corner
  - cleaned up entrance island, new bushes
  - fertilizer of grassy areas around pond
  - all vacant lots cut
- 7) Landscaping updates - 2015 (planned) were reported:
  - continued maintenance of all landscape areas
  - new mulch in landscaping beds
  - continue with grass mowing and fertilizer/weed killer
- 8) Vacant Lots - The HOA reported that again this past year, notices were sent to all lot owners who do not cut their lots on a regular basis on their own. All lots are to be cut per covenants and Homer Glen ordinance.
- 9) Conservation easements - The HOA reminded owners: for lots that have conservation easements on them, these easements are not to be disturbed (see map on Will County document R2005111937, page 2). To all owners: conservation areas are not to be disturbed, infringed upon, or changed. Severe fines can occur if this happens.
- 10) Outlot Maintenance (Conservations areas) - the Board reported that the HOA engaged with a firm this past year to maintain and conserve these outlot areas per Army Corp. of Engineers requirements. The firm is very knowledgeable and is performing well. Plan to contract with them again in 2015. A burn is planned for 2016.
- 11) Pond Maintenance - The board reported that we have funds to consider contracting with a firm to do pond maintenance. The Board asked for a volunteer to help with this endeavor. They will investigate what (if any) pond maintenance is required. Will also consider an aerator in the pond if needed. Bob Schaller volunteered to assist the Board with this.
- 12) Drainage near pumphouse - developer advised he would repair this in 2015; Board will follow up with the developer.
- 13) Pools, Fences - a reminder to owners: all pools must be in ground and are to be reviewed by the Architectural Review Committee. Fences are to be put around pools. No other fences are permitted per the covenants.
- 14) By Laws - Bylaws are written, Board to review and finalize
- 15) HOA Lawyer - the Board advised that legal services are being reviewed, in order to have a lawyer in the event one is needed. The board has used two legal firms in HOA activities thus far.
- 16) Website - website has been maintained by a homeowner, Ryan Santry. The Board greatly thanks Ryan for his work on this (gratis!).
- 17) Beautification - The Board asked owners to please pick up garbage when you see it around the subdivision.
- 18) Assessments - due at the end of the month. Assessment payments were collected for those who brought payment to the meeting.
- 19) Board election - two Board positions were open this year. This was for two Board members whose two-year term had expired. These were: Carol Lindee and Sandra Savickas. No other owners requested to run for the Board. An election was held and these two Board members were re-elected for another term. The Board currently has four positions. Upon completion of this January 2015 election, here is the composition of the Board:
  - Carol Lindee - President - two-year term ending January 2017
  - Sandra Savickas - Secretary - two-year term ending January 2017
  - Tiffany Motto - Treasurer - two-year term ending January 2016
  - David Looyenga - Vice President - two-year term ending January 2016
- 20) Meeting was adjourned by Carol Lindee.