

Hunt Club Meadows HOA

Annual Homeowners Meeting Minutes

January 13, 2016 at 7pm

Schilling School - 16025 Cedar Road, Homer Glen, IL

These minutes are un-approved -

*The minutes will be reviewed and approved
at the January 2017 annual HOA meeting.*

Board Meeting - Open to all Homeowners - 7pm

- 1) Board meeting was held, starting at approx. 7:10pm. *(Meeting start was delayed due to the school doors not being open. Room was properly reserved by the HOA, but there was a miscommunication at the school and no one was readily available at the school to let the HOA in at 6:45pm.)* This meeting was open to all owners. There was an open discussion held to review the proposed By-Laws and Rules & Regulations documents that were mailed in Nov. 2015 to all owners. The purpose of this discussion was for owners to have an opportunity to provide input to the Board on the proposed By-Laws and Rules & Regulations. Carol noted that the Board had a lawyer review both the By-Laws and the Rules & Regulations documents, and it was determined that these were in compliance with the Covenants and were in accordance with applicable law. A discussion was held and many owner questions were fielded by the Board (including number of pets, basketball backboards, no sheds). Many of these questions were related to the Covenants and asking for clarification on items in the documents and their purpose. The main summary of the discussion was that the Covenants documents are the governing document for the subdivision, and these new By-Laws and Rules & Regulations support the Covenants and make them operational. No new "covenants" were created - the Covenants that were created in 2005 by the developer are still the covenants of the subdivision; the By-Laws and Rules & Regulations are in support of the Covenants (they do not violate, conflict or add new covenants to the Covenants). The Covenants and enforcement of such helps keep our property values maintained, and keeps the subdivision in compliance to the Covenants that we all agreed to when we purchased in this subdivision. It was clarified that the Covenants are NOT being changed. The change is that By-Laws and Rules & Regulations are being adopted, as is typical in subdivisions that have Covenants. The homeowners had no suggested changes to the By-Laws or Rules & Regulations documents.
- 2) Board voted unanimously to adopt the By-Laws, with no amendments to what was mailed in November 2015.
- 3) Board voted unanimously to adopt the Rules & Regulations, with no amendments to what was mailed in November 2015.
- 4) These documents By-Laws and Rules & Regulations are now officially in effect, as of January 13, 2016. Note: the Covenants have been in effect since the inception of the subdivision in 2005. These documents will be posted on the HCM website (Covenants are already on the website).

Annual Homeowner Meeting - this meeting began at approx. 7:32pm, after conclusion of the Board meeting above.

The meeting was opened and attendees were welcomed by Board president Carol Lindee. The Board was introduced:

Carol Lindee - President

David Looyenga - Vice President

Tiffany Motto - Treasurer

Sandra Savickas - Secretary

New owners were asked to introduce themselves. Owners were asked to sign in, get a name badge, provide updated contact information, and receive a ballot for the Board election. Scott Lindee facilitated this check-in process. Some owners paid their 2016 assessments at the meeting.

Note: Quorum was met. In total, 30 owners were present (22 in attendance, 8 by proxy)

Financial Review

- 1) Review of financial statements - Tiffany reviewed the 2015 financials (profit/loss), noting the positive financial situation of the subdivision. In 2015, we received extra income due to the payments of some back assessments, related to foreclosures being resolved or lots with past-due assessments being sold. Open accounts receivables are dramatically lower, down to \$150. Operating cash is in surplus, so the plan is to burn this down over the next few years, assuming no unexpected expenses. Proper reserve levels are in place. The account also includes landscaping bonds which will be returned to owners when appropriate.
- 2) Review of 2016 Budget - Tiffany reviewed the 2016 budget. Assessments for 2016 were reduced to \$500 per year (from \$725 in 2015). Tiffany explained that landscaping, conservation easement maintenance, and pond maintenance are the large budget items. Financial statements were sent to owners in the Nov. 2015 and will be posted on the website.

General Discussion

- 3) New owners - at least six new owners were represented at the meeting. Some of these new owners moved in this past year, and others are new lot owners.
- 4) Approval of 1/14/15 homeowner meeting minutes - these minutes were sent in the Nov. 2015 mailing to owners. Carol asked for any amendments; there were none. The minutes were approved by owners.
- 5) Landscaping updates - 2015 - Carol reported the following Landscaping/Pond/Conservation Easement Maintenance items that were performed in 2015:
 - a) some preliminary drainage work done by pumphouse (to be continued in 2016 - could not complete in 2015 due to weather)
 - b) sign and railing cleaning and sealing
 - c) wild, non-native trees removed in Conservation Easement areas
 - d) landscaping clean up in Fall
 - e) grass cutting (including mulching of grass cuttings) & fertilizing around pond area
 - f) two stone stairways (down to the pond) repaired
 - g) landscaping problems by pumphouse repaired
 - h) removal of dead tree and replacement (south of pond)
 - i) aerator added to pond (three)
 - j) pond maintenance contract
 - k) Conservation Easement maintenance (and native restoration) contract
 - l) vacant lots cut (lot owner expense, not HOA)
 - It was explained that the pond aerator is shut off during winter months for safety reasons. - A discussion was held regarding if anyone sees anyone in the pond or going on the ice to ask them to get out of the pond, or call the police. There are signs posted to this effect.
 - Carol noted and thanked resident Bob Schaller for the work he did on obtaining companies to do the Conservation Easement and Pond maintenance! Bob is knowledgeable in these areas and was a big help in identifying what was needed to maintain these areas properly.
 - The erosion in the greenspace area between lots 21 and 22 was raised. This is a known issue. Carol has been in communication with the developer about this. The developer was supposed to repair this in 2015, but it has been delayed until 2016. Carol will continue to be in touch with the developer on this issue in an effort to get this resolved.
 - It was explained that due to extra funds that became available due to some foreclosures being settled and past-due assessments being paid in 2015, that this enabled some extra landscaping work to be done that was delayed (due to lack of funds and the Board wanting to be fiscally responsible until the subdivision was more secure financially). Many of these were one-time or infrequently occurring items (such as stone step repair and sign cleaning/sealing), so they are not recurring in the budget for 2016.
- 6) Landscaping updates - 2016 - Carol reported the followed planned (and budgeted) Landscaping/Pond/Conservation Easement Maintenance items for 2016:

- a) drainage work by pumphouse (little brick building on the NE side of the pond) to eliminate water near pumphouse and erosion
- b) new mulch in landscaping areas
- c) landscaping spring and fall clean up/maintenance
- d) landscaping weeding in mid-year (probable)
- e) pond maintenance contract
- f) Conservation Easement maintenance (and native restoration) contract (burn will be in 2017)
- g) vacant lots cut (lot owner expense, not HOA)

- A question was asked if we ever considered adding a fountain to the pond. Bob Schaller explained that when the investigation was done to install the aerators, that it was noted that a fountain does not add appropriate aeration to the pond. A fountain would only be ornamental (further, previous discussions in other meetings were about that a fountain may be too formal and conflict with the back-to-nature aesthetics of our subdivision) and would add no practical purpose. It was also discussed that a fountain would be expensive to install, and to maintain. David Looyenga applauded the aerators and said that they worked very well and the pond looked great and healthy this past year.

- A question was asked about the retention water area that is next to Route 6 and whether this was maintained by the pond maintenance company. Bob Schaller explained that it was not, as this is just a retention water area and not a pond (such as with fish in it).

- It was explained that the conservation easement maintenance company is professionally licensed and understands the ecological needs of our subdivision easements. Owners were also encouraged to use ecological friendly fertilizers, as water run-off from many lots ends up in the pond.

- Carol asked if anyone had any other ideas of additional landscaping and maintenance - there were none suggested.

- 7) Conservation Easement Maintenance - see 5 and 6 above, and 11 below
- 8) Pond Maintenance - see 5 and 6 above
- 9) Streetlights - Village of Homer Glen status - The Village officially took over maintenance of the HCM subdivision in late 2014. This is why they are now maintaining and snowplowing the roads in the subdivision. A remaining item is for the Village to take over maintenance and operation of the streetlights. Carol has been in communication with the Village over the last year on this issue. The process is taking longer than expected but is moving. An inspector hired by the Village recently came to inspect the streetlights, which is part of the takeover process. Several residents offered to call the Village if this would help get this turnover accomplished. Carol asked for a few more weeks to see how the Village was progressing, and if no movement was occurring, she would email a call for assistance to owners asking to make calls to the Village. One streetlight near Cornflower Court is not working. Once the Village takes over the streetlights, this will remove streetlight electrical expense and any maintenance expense from the HOA.
- 10) Vacant Lots - Owners were reminded that vacant lots are to be mowed to meet Village and Covenants requirements. HOA sends notices to all lot owners each summer regarding lot mowing. If the owners does not cut the lot themselves, the HOA then mows the lot on the owners behalf for a fee (note: this is not an expense passed on to all owners).
- 11) Conservation easements - Owners were reminded: For lots that have conservation easements on them, these easements are not to be disturbed (see map on Will County document R2005111937, page 2). Document R2005112036 is the governing document for these CE's. If you are an owner of one of these lots, you must comply with these covenants for the CE. Please note this especially if you are about to build. These documents are also posted on the website.
- 12) Pools, Fences - Owners were reminded: 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. See covenants for specific fence types. Carol also noted that any property improvement is to be reviewed by the Architectural Review Committee (ARC), per the Covenants.

- 13) By Laws, Rules & Regulations status - it was noted that these were approved in the earlier portion of the meeting, and are now in effect. They will be posted on the website.
- 14) Website - various HOA information is available on our website at www.huntclubmeadows.com
Carol noted and thanked resident Ryan Santry for maintaining our website!
- 15) Beautification - Owners were asked to please pick up trash when you see it
- 16) Assessments - these are now due. Owners were told that they can pay at the meeting if you wish.
- 17) Open Discussion, Questions from homeowners? - The following discussions were held:
 - a. Road shoulders were asked about - the Board explained that the road shoulders come under governance of the Village of Homer Glen. The HOA does not govern this. Questions about what type of stone can be used on the shoulder, or any other shoulder questions/issues should be addressed with the Village.
 - b. There was a discussion about the widening of Route 6 (which borders the southern side of the subdivision). Bob Schaller reported that he recently saw surveyors in the area, and core samples were performed. It is not known when this work will be done specifically, but it was speculated that it may be over the next year or two. Discussion was held that the HOA would attempt to see if the Village/IDOT could install some trees (between the newly widened Route 6 and the south end of our subdivision) once the road is widened. If they won't do this, the HOA will consider taking on this expense and planting trees. This would/may help with privacy and noise suppression.
 - c. A suggestion was made to consider sending out a contact information sheet (including owner names, lot number, address, phone numbers, email) so that residents have contact information for others/neighbors in the subdivision. The consensus was that this was a good idea, but privacy and sharing of information needs to be considered. A suggestion was made that owners could "opt out" if they did not want their information shared. It was agreed that owners needed to be contacted first, and get their decision as to whether they wanted to be included or not. Then, the owners who consented would have their information included, and the list would be sent to owners. The Board will discuss this at the next meeting and discuss how to implement, how to best share the information (email?), etc.

Election

- 18) Board election - Three positions are open on the Board. Two of the positions are due to two board members' two-year terms expiring (Tiffany Motto and David Looyenga). The third open position is a new fifth Board member position that is being added. (The covenants require a minimum of 3 board members; the ByLaws allow for up to 5.)
Two people expressed interest for running for the Board in late 2015 (Amber Meyer and Bob Schaller). Tiffany Motto wished to run again for the Board. David Looyenga did not wish to run again for the Board. Carol thanked David for his contributions to the Board over the past three years (David, in turn, thanked the other Board members for their service)! Amber and Bob introduced themselves. The ballots were then completed by attending owners. Scott Lindee collected the ballots, and added the proxy ballots.
- 19) Election Results - the election results were unanimous. Each of the three candidates received 30 votes to be on the Board. The new Board is now comprised of:
 - Carol Lindee
 - Tiffany Motto
 - Sandra Savickas
 - Bob Schaller
 - Amber MeyerThe board will determine the officer positions (President, Treasurer, Secretary, Vice President, Board Member at Large) in the next Board meeting.

Meeting was adjourned at approximately 8:18pm. Carol thanked everyone for their attendance!