

## Hunt Club Meadows HOA

Annual Homeowners Meeting Agenda

January 11, 2017 at 7pm

Hadley Middle School, 15731 Bell Road, Homer Glen, 60491

## Please SIGN IN

Provide current contact information

WELCOME TO EVERYONE

Annual Homeowner Meeting - this meeting began at approx. 7:08pm

The meeting was opened and attendees were welcomed by Board president Carol Lindee. The Board was introduced: Carol Lindee - President, Bob Schaller - Vice President, Tiffany Motto - Treasurer, Amber Meyer-Secretary and Sandra Savickas - Board Member

Owners were asked to sign in, get a name badge, provide updated contact information along with an opt in or opt out shared contact sheet. Homeowners were also given ballot for the Board election. Scott Lindee facilitated this check-in process. Some owners paid their 2017 assessments at the meeting.

Note: Quorum was met. In total, 16 lot owners were present (12 in attendance, 4 by proxy)

### Financial Review

#### 1) Review of financial statements - *Tiffany Motto*

- Tiffany reviewed the 2016 financials (profit/loss), noting the positive financial situation of the subdivision. Open accounts receivables are dramatically lower. 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 2017 Budget

- 2) Review of 2017 Budget - Tiffany reviewed the 2017 budget. Assessments for 2017 were kept the same as 2016 (\$500 per lot). Tiffany explained that landscaping, conservation easement maintenance, and pond maintenance are the large budget items. Financial statements were sent to owners in the Nov. 2016 and will be posted on the website. During this discussion some legal questions, does the HOA have a lawyer, and insurance questions about pond liability were brought up for discussion. The board is going to seek out a lawyer and research insurance liabilities on the pond they will update homeowners. Assessments - these are now due. You may pay today if you wish.

### General Discussion

- 3) Several new owners, new houses this year. Please introduce yourself!
- 4) Approval of 1/13/16 homeowner meeting minutes (posted on HCM website)—these minutes were sent in the Nov. 2016 mailing to owners. Carol asked for any amendments; there were none. The minutes were approved by owners.
- 5) Architectural Review update - *Bob Schaller-3 new homes are known to be building in 2017.*
- 6) Landscaping updates - 2016 —board approved to consolidate landscaping companies and signed contract with William Quinn and Sons for 2017.
- 7) Landscaping updates - 2017 (planned) - improved maintenance frequency, park benches, scheduled burn
- 8) Maintenance - plan to repair erosion issues in 2017 under pump slab and in greenspace Outlot B strip between lots 21 and 22 at south end of subdivision
- 9) Conservation Easement Maintenance - includes a burn in 2017
- 10) Pond Maintenance

Landscape Updates Agenda items 7-10—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.

-Several homeowners wanted to discuss the use of the pond by non-residence. There was an open discussion about whether or not we should have signs "for residence only", or if we should get the sheriff involved with enforcing the current warning signs. What is our liability? The board will reach out to current insurance company. A vote was taken to determine if we should add more signs-10 voted for more, 4 voted no and 8 were undecided.

- 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 green space 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 2017. The board will continue to be in touch with the developer on this issue in an effort to get this resolved.

- Ideas given by homeowners-Lisa proposed 3 new entrance signs, power washing of existing entrance signs was suggested, maintenance of main entrance tree line was discussed, idea of Christmas lights for entrance was proposed, more mulching was encouraged by the room, slow grow grass seed was recommended, homeowners would also like to see the cost breakdown for the waterfall to run regularly— The board will discuss this suggestions at the board meeting in February.

11) Streetlights - turned over to Village of Homer Glen in 2016-this is great news and reduces our cost

12) HCM Board - in order to keep our assessment costs down, please consider running for the Board, or volunteering for activities. If we do not have active homeowner participation, we will need to obtain a management company, which will increase assessments by approximately \$200 per year per lot. Please email the HCM email address if you are interested in volunteering for activities, or running for the Board in 2018.

13) Activities in the subdivision - In 2016, we had a block party and a garage sale. Discussion on activity ideas and methods for payment.— 2017 block party was highly encouraged by those in attendance. Location change of the party and adding music was suggested. The board will discuss and accommodate as possible. Save the dates will be sent out to homeowners via the Facebook page and email.

14) Pump Operation - Discuss operations of waterfall and homeowner interest—homeowners showed showed a lot of interest in the waterfall running. A few gave suggesting and offered to help reduce costs and provided recommended companies to contact. The board will discuss at their meeting.

15) Homeowner Contact List - indicate if you are interested to be on a HCM contact list (to be shared with other subdivision participants) on the sign-in sheet; also Facebook page - Amber Meyer—Opt in and opt out form was explained by Amber as sharing of contact information as asked by other homeowners in regards to event planning. Amber also explained the private Facebook group and how to be added to the group-add Amber McPartlin Meyer as friend on Facebook and she will add you to the private group. This page is helpful to communicate to all neighbors.

---

16) Reminders:

- a. Covenants, By-Laws, Rules & Regulations - Please comply with all rules and guidelines of the subdivision. This keeps our subdivision beautiful, promotes property value, and avoids fines and administrative costs.
  - b. Vacant Lots - If you have a vacant lot, please ensure that it is mowed to meet Village and Covenants. HOA sends notices to all lot owners each summer regarding lot mowing.
  - c. Conservation easements - 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.
  - d. Pools, Fences, etc. - 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. See covenants for all rules regarding improvements.
  - e. Website - Various HOA information is available on our website at [www.huntclubmeadows.com](http://www.huntclubmeadows.com)
  - f. Beautification - please pick up trash when you see it!
- 17) Open Discussion, Questions from homeowners—there was a discussion about the widening of Route 6 (which borders the southern side of the subdivision). Bob Schaller reported on his knowledge of the plans for 2017. 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. More to come as information is released.

**Election**

- 18) Board election - two positions open—ballots were collected and counted  
19) Election Results- Dino Deluca and Lisa Mikolajczak were elected to the board

Meeting adjournment

*Brief meeting of the Newly-Elected Board to follow. Select officer positions for new Board.*

**2016 HOA Board:**

Carol Lindee - President  
Bob Schaller - Vice President  
Tiffany Motto - Treasurer

Amber Meyer - Secretary  
Sandra Savickas - Board Member