

Hunt Club Meadows HOA
Annual Homeowners Meeting Minutes

February 21, 2019 at 7pm
Haines Elementary School 155 Haines Ave, New Lenox, IL 60451

WELCOME TO EVERYONE

Preliminary Agenda:

Welcome! - *Bob Schaller*

The meeting was opened and attendees welcomed by Board President Bob Schaller. The Board was introduced: Nick Meyer, Tiffany Motto (Treasurer). Ryan Santry was unable to attend. The meeting began at approximately 7:06. Owners were asked to sign in, update contact information, and given ballots for voting. Some owners paid their 2019 assessments at the meeting.

Note: Quorum met with 20 lot owners present

Financial Review

- 1) Review of financial statements - *Tiffany Motto*
 - a) Tiffany reviewed our current financials from 2018. During the review of the financials questions were asked in regards to the following items
 - i) *Burn payments paid during 2018. One homeowner expressed concern that the burn was not completed as contracted. It was explained that Christopher Burke Engineering (CBBEL) met their obligations conducting the burns as outlined in the contract. Some of the burn did not take due to wet conditions and they did return to complete this burn. Moving forward it was asked by a lot owner that we monitor more closely the timing of these burns to ensure that they provide the maximum benefit throughout the year*
 - ii) *One lot owner asked that the board consider removing the block party expenses moving forward as they did not feel this should be absorbed by the HOA. The board agreed to discuss this in future HOA meetings.*
 - iii) *Collection of ARC review payments was brought up by a lot owner expressing concern that these have not been collected as they have in previous years. The board discussed the amount of reviews conducted and they aligned with payments made. In 2018 3 reviews were completed.*
- 2) Review of 2019 Budget
 - a) *Discussion occurred around the HOA fees due by each lot and the cash balance that would decline over time as a result of the current payment established. Tiffany discussed the cash balance currently in the account and the positive cash position the HOA has remained in. In 2017 operating cash was in a surplus with a plan to burn down this surplus over several years. Based on the payments and liabilities we will continue to be in a positive situation throughout 2019.*
- 3) Assessments -
 - a) *Several payments were collected at the meeting*

General Discussion

- 4) Several new owners, new houses this year.
 - a) *Introductions were made from new homeowners*
- 5) Approval of 1/9/18 and 4/24/18 homeowner meeting minutes
 - a) *Meeting minutes were approved and will be posted*
- 6) Architectural Review update
 - a) *General discussion occurred around the current process in place and how to best support these reviews moving forward. As mentioned above discussion took place regarding the collection of fees for these reviews. In 2018 3 homes were reviewed and approved.*
 - b) *Concern from one lot owner was expressed in regards to the construction time of one lot in the neighborhood extending beyond 12 months. This will be addressed by the board.*
- 7) Landscaping updates – 2019 (Planned)
- 8) Conservation Easement Maintenance
 - a) *All contracted services were performed in 2018.*
- 9) Pond Maintenance
 - a) *All contracted services were performed in 2018.*

- b) *One lot owner expressed concern with drainage issues as a result of blocked culverts not allowing proper drainage into the pond. In the fall of 2018 the board had two companies evaluate the drainage of culverts into the pond. Their assessment was that no blockage is occurring and any standing water in yards is a result of improper grading on these properties.*
- 10) 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 \$100 per year per lot. Please email the HCM email address if you are interested in volunteering for activities, or running for the Board in 2020.
- a) *Open discussion occurred surrounding this topic. Nick Meyer presented a proposal obtained from a property management company to conduct the basic administrative duties of the HOA board. The cost range to move forward from these types of services would be at an annual expense of approximately 4800-6000 dollars annually.*
- b) *The board discussed the volunteer nature of the positions and the resignations that had been received in 2018, leaving the board with limited time and resources to address non-urgent issues. It was requested that additional homeowners volunteer for board positions otherwise it would be necessary to move forward with a property management company in coming years.*
- c) *Tiffany will not be moving forward on the board and has asked for anyone familiar with QuickBooks to offer their time to serve on the board. She has generously offered to transition anyone willing to take over the finances for the HOA into this position. If we were to move to an outside accounting firm significant costs would be associated with this move.*
- 11) 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.
- i. *Discussion occurred around the parking of commercial vehicles in the neighborhood. If you see commercial vehicles, boats, rv's, etc parked in a fashion not aligning with the HOA guidelines, send an email to the board. The board will work to enforce the bylaws on each violation.*
- 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. Beautification - please pick up trash when you see it!
- 12) Open Discussion, Questions from homeowners?

Election

- 13) Board election - four positions open. Bob Schaller is currently on the Board and was not up for reelection.
- a) Election occurred with 4 board positions filled
- 14) Election Results
- a) New board members: Glenn Reyes, Carol Lindee, Nick Meyer, Ryan Santry

Meeting adjournment

Bob Schaller adjourned meeting at 8:10