

Hunt Club Meadows HOA

Annual Homeowners Meeting Agenda + Minutes
information

January 15, 2020 at 7pm
Haines Elementary School, 155 Haines Ave., New Lenox

Please SIGN IN

Provide current contact

WELCOME TO EVERYONE

Preliminary Agenda:

Welcome! - Bob Schaller

Check for Quorum (need 25%)

Bob Schaller called the meeting to order. 17 lots were represented at the meeting, five proxies were sent. Quorum was achieved.

Financial Review

- 1) Review of financial statements – Carol Lindee
- 2) Review of 2020 Budget
- 3) Assessments - these are now due. You may pay today if you wish.

Carol Lindee reviewed the financials (these were mailed to all homeowners with the 2020 assessment notice/bill. The HOA is financially stable. 2020 budget was approved.

General Discussion

- 4) Several new owners, new houses this year. Please introduce yourself! – Welcome to the owners of Lot 49 – the Heatters!!!
- 5) Approval of 2/21/19 homeowner meeting minutes (posted on HCM website) – minutes from the 2019 meeting were approved. (Schaller motion, Meyer second)
- 6) Architectural Review update – there are no current plans with the ARC
- 7) Landscaping updates - 2019 – many new trees and shrubs planted around the pond area, several dead trees removed, tree stumps removed, cedar fence added around pump cage
- 8) Landscaping updates - 2020 (planned) – potentially mulch, pear tree invasion, continued maintenance – CBBEL will treat the pear tree invasion. Will consider mulch in 2020. Burn is in 2020 which is a large expense, so will wait on mulch if possible. Board will review the mulch in the spring.
 - Tree in Outlot A – remove, may help drainage on lot 42 (if roots stop growing)
 - Tree in pond near Greenmeadow Parkway entrance, needs to be removed
- 9) Conservation Easement Maintenance - includes a burn in 2020 – normal maintenance will continue, will treat invasive pear trees, burn to occur in 2020, outlot 10 will be included in the burn since it was not burned last time.
- 10) Pond Maintenance – pond is healthy, normal maintenance continues
- 11) 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 being a member the Board. We could use some volunteers!!!

Bob Schaller emphasized the need for volunteers. We want to try to avoid the expense of a management company!

- 12) Block Party discussion – discussion was held about the block party. Actual expense last year was \$1145. Some homeowners shared concerns that all residents are paying for the block party whether they attend or not. Large majority of homeowners expressed interest in continuing the block party. Board decided to keep the block party for 2020 (it is in the budget). Catherine Chlipala agreed to plan the party. Thank you to the Zambon's for hosting the block party in 2019!
- 13) Website discussion – discussion was held about the website. Glenn Reyes raised the idea to upgrade our website, and get sponsors to fund it (such as Best Buy or ABT, where homeowners could get discounts if they shopped there). Current website cost is approx.. \$20 per year. Large majority of homeowners did not see a need to upgrade the website and incur additional expense. Stated that the HCM HOA Facebook page served the need to connect homeowners (if you want to join the Facebook group, contact someone who is on it and they can invite you). Secretary will email homeowners to make them aware of the Facebook page. Board decided to leave the website as is. Ryan Santry does the updates and has paid the annual fee for 2020.
- 14) 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. Note that you are responsible to keep your lot mowed (the Village nor the HOA is responsible for this).
- 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. See covenants for all rules regarding improvements.
- e. Website - Various HOA information is available on our website at www.huntclubmeadows.com
- f. Beautification - please pick up trash when you see it!

15) Open Discussion, Questions from homeowners?

A homeowner mentioned that Lot 20 does not have a fence around their pool. This will be addressed. A homeowner expressed concerns about safety in the neighborhood (such as car break ins or suspicious people). Bob Schaller stated that this is not the responsibility of the HOA and people should call the Will County Sheriff. Discussion about community trash pick up day – a homeowner may try to organize this – get out, meet your neighbors, involve the kids in this service project. Carol Lindee asked if anyone was aware of a venue where we could have the annual meeting with no fee (the school charged \$50 this year) – people suggested the Village of Homer Glen or the Library. These will be investigated for the 2021 meeting.

This was Bob Schaller's last meeting as a Board member (and outgoing president) – the HOA thanks him for his great service to the subdivision and the residents!!!!

Election

- 16) Board election - one position open
- 17) Election Results

Jason Mercer was elected to the Board with 21 votes (one abstain vote). Thank you for your willingness to serve, Jason!

Meeting adjournment

Meeting was adjourned at approx. 7:45pm

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

2019 HOA Board:

Bob Schaller - President
Carol Lindee - Secretary/Asst. Treasurer
Nick Meyer – Treasurer

Ryan Santry - Vice President
Glenn Reyes - Board Member

2020 HOA Board:

Carol Lindee - President/Asst. Treasurer
Jason Mercer - Secretary
Nick Meyer - Treasurer

Ryan Santry - Vice President
Glenn Reyes - Board Member