

## Hunt Club Meadows HOA

January 13, 2021 at 7pm  
Go To Meeting (Covid-19)

Annual Homeowners Meeting *MINUTES in blue*

WELCOME TO EVERYONE

<https://global.gotomeeting.com/join/256334629>

password: 60448

**You can also dial in using your phone:**

United States: +1 (646) 749-3122

**Access Code:** 256-334-629

password: 60448

*Preliminary Agenda:*

**Welcome!** - Carol Lindee

*Check for Quorum (need 25%):* YES – 20 on GoToMeeting (+ 4 callers that may be additional people and not duplicates of those on screen) + 2 proxy = 22 Owners minimum – quorum achieved (need 12)

President Carol Lindee called the meeting to order at 7:02pm, welcomed everyone to the meeting. Meeting quorum achieved.

### Financial Review

- 1) Review of financial statements – *Carol Lindee*
- 2) Review of 2021 Budget
- 3) Assessments - these are now due. Please update current contact information if anything has changed.  
Carol Lindee reviewed the financials (these were mailed to all homeowners with the 2021 assessment notice/bill). Reviewed updated actual-to-budget for 2020. Legal costs were the main reason that the association did not meet the planned budget for 2020 (ARC, Covid-19 related, and drainage culverts). The HOA is financially stable, reserves are funded. 2021 budget was approved. Two owners questioned the cost of and the need for a burn (every three years) in the conservation areas. Proposed mowing or hand-cutting instead. The Board explained that there were several benefits to burns and that these are ecological conservation areas. Burns need to be done by a licensed contractor and require permits. The Board will further investigate the necessity for a burn, through research and via contact with the licensed engineering company who maintains our conservation areas. Carol explained the new reserve approach for large periodic expenses (such as mulch, burn, and other potential maintenance activities such as culverts, pond dredging, etc.). Budget planning will be more even each year with this approach. Also showed the future years planning spreadsheet that was created to show expense and income changes, and budget and reserve projections.

### General Discussion

- 4) New owners - Please introduce yourself! Not present at the meeting, but two lots recently sold (39 and 27).
- 5) Approval of 1/15/20 homeowner meeting minutes (posted on HCM website) Minutes from the 2020 meeting were approved (with no changes).
- 6) Architectural Review update No new houses in progress or planned at this time. In 2020, had 3 pools and 1 patio roof improvement. Rule G3 revised to define what "open" means on pool houses.
- 7) Landscaping – 2020 - mulch
- 8) Landscaping - 2021 (planned) Asked if residents had any requests for landscaping additions, none were requested.
- 9) Landscaping – suggestions for additions/improvements? One resident suggested to repair/replace the spindles (on the bridge at Greenmeadow Parkway, overlooking the pond) so that they all matched. The Board will look in to this and get quotes in 2021, and get repaired if within budget.
- 10) Conservation Easements – Burn and cattail treatment in 2020. Regular maintenance planned for 2021. Per above, discussion about the necessity for a burn in the conservation areas. New Rule (G21) added, related to not allowing unmaintained conservation areas to be used for recreation.
- 11) Pond Maintenance Normal maintenance planned for 2021. Potential need to removal pond sediment areas in future. Will consider this in reserves in future.
- 12) Empty Lot Cutting – HOA will not arrange for cutting for owners in 2021. Owners to arrange for these services themselves. Lots are expected to be maintained to Covenants and Village of Homer Glen standards (except any Conservation Easement area that is located on a private lot). Only two lots utilized the HOA arranging for mowing in 2020. Homeowners have been notified that the HOA will not be coordinating mowing services in 2020. Owners were provided the name of the contractor used in the past.
- 13) Block Party discussion – due to Covid-19, no block party was held in 2020. Not in budget for 2021. Concerns for liability (especially with a swimming pool), Covid-19, and the fact that this has been discussed in many years in the past – the Board decided to not include this in the 2021 budget. Explained that owners are welcome to coordinate a party, but it would not be HOA sponsored or paid for. Participating owners could contribute to the cost. No owners present at the meeting objected to this approach.
- 14) Website discussion – remove financials? Discussed. Decided to keep financials on the website.
- 15) Drainage Culverts – Several issues found, will need maintenance in coming years. Discuss. The Board met with the Village in 2020 related to some of the drainage culverts/pipes that are damaged or eroding. The Village said that the only ones that they are responsible for repairing are those in the road right-of-way (which was only one, and this has already been repaired by the Village in 2020). Subdivision documents were reviewed and it is vague as to who has responsibility. The Board (along with an owner who volunteered to assist with this matter) will discuss this further with the Village in 2021. Our culverts and drainage areas take on water from Village residents to the north and the west, so it would seem reasonable that the Village should share in this cost.
- 16) Community Concerns – theft, speeding, usage of our common elements by non-residents, usage of dangerous common elements by anyone – Discuss The Board contacted the Village about speeding. Speed bumps are not allowed to be installed, but "traffic calming measures" could be discussed if we thought it was still an issue. Although the current situation is better than it was in the summer, some residents still had some concerns about speeding. The Board will contact the Village to see what options may be available. See note above about Rule G21. Signs posted in 2020 near waterfall and stating residents only. (In the summer with Covid-19 keeping everyone at home, the usage of our pond and common elements was very active, often by non-residents.)
  - a) Will County Sheriff of illegal activity Report any illegal activity to the Sheriff. The HOA has no role in activities such as these.

- b) HOA enforcement of governing documents – Please be reminded that this is one of the prime responsibilities of the HOA Board. If the Board enforces a governing document, it is not a personal matter. The Board is elected as representatives to all Owners, and has a responsibility to enforce the governing documents.
- 17) Role of the HOA – includes enforce governing documents, fiduciary responsibility for the HOA funds, collect assessments, maintain common areas.
- a) Should the HOA be a source of communication for non-HOA information? This was discussed and there was agreement that the HOA does not need to have a responsibility to communicate non-HOA information to Owners. If there is factual information brought to the Board that would be worthwhile to communicate to all Owners, the Board would do so. Unofficial or unsubstantiated information would likely not be shared. The Facebook page and other neighborhood watch groups can be used for these purposes. Those present at the meeting agreed and had no objections to this approach. Also discussed if the HOA should be sharing more information about HOA activities, there was no request to do so by anyone present at the meeting.
- 18) Subdivision Entrance signs – more? (such as NE corner) The Village was contacted about this issue, The Board was told that the Village no longer allows any signs or other structures in the right-of-way. Our landscaping islands are in the right-of-way at the NE corner. Any sign here would have to be behind the islands and in the yards of the residents. Agreed that signs in a location such as this was not useful. So, no further activity will be taken on this issue. Note that a quote was received for a stone sign, approx.. \$6000 each. Additional note to Owners: Brick mailbox structures are no longer allowed by the Village. No concerns from homeowners.
- 19) 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 sufficient active homeowner participation, we will need to obtain a management company, which will increase assessments significantly. Please email the HCM email address if you are interested in volunteering for activities, or being a member the Board. Volunteers are needed and welcome!!! Carol thanked the volunteers who have helped in this past year, and the Board candidates.
- 20) 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. New Rules mentioned above are on the website. Reminded Owners that these all were the governing documents that were committed to when the Owner buys in the subdivision, and that Owners need to comply with. These are all posted on the website.
  - 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. Before building a home or adding an Improvement (Pools, Fences, etc.), please be reminded that plans must be submitted to and approved by the Architectural Review Committee prior to construction. If plans change, revisions must be submitted for reapproval. See covenants and other governing documents for all rules regarding improvements, construction and ARC.
  - 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!
- 21) Open Discussion, Questions from homeowners? Suggestions? Discussed a bit about the Route 6 improvements. Per IDOT website, there is not a traffic light planned. No new HOA items were raised by Owners.

## Election

22) Board election – per By-Laws, Board must consist of 3 to 5 board members; staggered terms. Revision to this agenda item – as explained in the election letter, the By-Laws 5.02 state that each newly elected member be for a two year term. Due to resignations a few years ago, the terms got out of sync, so they are not as staggered as they were before. This January 2021 election was for four open positions. The 5<sup>th</sup> position person on the Board (Jason Mercer) has one more year on their term.

23) Election Results: 29 valid ballots were received (quorum achieved)

Candidate:	Votes Received:
• Bob Chlipala	6
• Alicia Keusenkothen	6
• Carol Lindee	23
• Nick Meyer	27
• Ryan Santry	23
• Michael Zambon	28

Meeting adjournment: approximately 8:40 pm

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

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### 2020 HOA Board:

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

Ryan Santry - Vice President  
 Glenn Reyes - Board Member

### 2021 HOA Board:

Nick Meyer - President  
 Jason Mercer - Secretary  
 Carol Lindee - Treasurer

Ryan Santry - Vice President  
 Michael Zambon - Board Member