

Hunt Club Meadows HOA

January 12, 2022 at 7pm

Haines School – 155 Haines Ave., New Lenox

Annual Homeowners Meeting Minutes (unapproved)

WELCOME TO EVERYONE

Preliminary Agenda:

Welcome! - Nick Meyer

Check for Quorum (need 25%): 24 Quorum achieved
(13 lots present + 11 proxy)

Nick welcomed everyone to the meeting.

Financial Review

- 1) Review of financial statements – Carol Lindee Carol provided a review of the financials for the HOA. Reserves are funded per plan and operating funds are at target. 2021 had a small net income (better than budget).
- 2) Review of 2022 Budget; Board Approval of Budget 2022 Budget is approximately breakeven, with assessment amount same as 2021. Budget approved.
- 3) Assessments - these are now due. Please update current contact information if anything has changed.

General Discussion

- 4) New owners - Please introduce yourself! Several new owners introduced themselves! Welcome to HCMH!
- 5) Approval of 1/13/21 homeowner meeting minutes (provided in mailing and posted on HCM website) Minutes were approved with no changes/corrections.
- 6) Architectural Review update No submissions have been received by the ARC for 2022. Two owners said that they would be submitting: one new house, one pool/patio.
- 7) Landscaping/Repairs – 2021 – new balustrade section, balustrade power washing, fence repair, light repairs, lock repair, cleaning of two culverts, aerator pump repair Nick summarized the repairs that were made in 2021.
- 8) Landscaping/Repairs - 2022 (planned) – mulch, potential pond water treatment, work on culverts with Village Nick asked if any Owners had any suggestions for repairs – there were none.
- 9) Landscaping/Repairs – suggestions for additions/improvements? No suggestions from Owners.
- 10) Conservation Easements – Regular maintenance planned for 2022. Cattail treatments to continue.
- 11) Pond Maintenance - Regular maintenance planned for 2022. May consider pond water treatments, will evaluate water condition in 2022.
- 12) Empty Lot Cutting – As in 2021, HOA will not arrange for lot cutting for owners in 2022. 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). The Board will send reminders to empty lot Owners to start cutting earlier (than was done in 2021) and to maintain lots per Covenants and Village ordinance. Owners should contact the Village if they see lots overgrown.
- 13) Reminders: Nick noted the 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/time.
 - 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 private 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
 - f. Beautification - please pick up trash when you see it!
 - g. Report any illegal or suspicious activity to the Will County Sheriff Nick reminded to lock cars in driveways. HOA will contact Village about curb repairs.
 - h. Role of the HOA – includes enforce governing documents, fiduciary responsibility for the HOA funds, collect assessments, maintain common areas
 - i. The HOA is run by volunteers. Please consider volunteering for a task or for the board in the future.
 - j. Private Facebook page (not organized by the HOA) – please join if you wish!
- 14) Open Discussion, Questions from homeowners? Suggestions? None. Positive comments from several owners. Consider Christmas lights for southeast entrance if monies allow.

Election

- 15) Board election – one seat is open for 2022-23 (two year) term (Jason Mercer).
- 16) Election - Candidate statements. Vote.
- 17) Election Results – tally proxies, in-person votes. Announce winner. Unanimous vote for Jason. Two year term.

Meeting adjournment at 7:25pm. Motion approved to adjourn meeting.

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

2021 HOA Board:

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

Ryan Santry - Vice President
Michael Zambon - Board Member

2022 HOA Board: Same as 2021