

Hunt Club Meadows HOA

PRELIMINARY Agenda

January 18, 2023 at 7pm

Haines School – 155 Haines Ave., New Lenox

Minutes will be reviewed and approved at the Jan 2024 HOA meeting

Annual Homeowners Meeting

Minutes (unapproved) recorded by Carol Lindee

WELCOME TO EVERYONE

Preliminary Agenda:

Welcome! - Nick Meyer

Nick opened the meeting at 7:05pm

Check for Quorum (need 25%): 23 (14 in person, 9 proxy)

12 needed for quorum – quorum achieved

Financial Review

- 1) Review of financial statements – Carol Lindee Carol reviewed the statements that were sent to Owners. Actual end of year is very close to what was projected. Information sent to accountant to do year end reports and tax returns.
- 2) Review of 2023 Budget – Budget was approved in December board meeting. Nick explained that we kept assessments the same. Have some extra funds for future expenses.
- 3) Assessments - these are now due. Please update current contact information if anything has changed.

General Discussion

- 4) Approval of 1/12/22 homeowner meeting minutes (provided in mailing and posted on HCM website) Motion Ryan Santry, Bill Pritchard - minutes were approved unanimously.
- 5) Landscaping/Repairs – 2022 summary, 2023 planned, future considerations 2022 mulch, regular landscaping maintenance; repairs were less than planned (aerator fan repair, duckweed treatment, entrance lights photocells – less than budget). 2023: review trees in the spring, replace any dead ones. Request for garbage cans around the pond area (small ones for dog waste) – will contact landscaping company to see if they will maintain them. If so, will investigate getting these waste cans installed.
- 6) Conservation Easements – Regular maintenance planned for 2023. Cattail treatments to continue. CE Burn. Planning for burn in 2023, per plan/budget. Upper “pond” is really a wetland, plant material filters the water and is good. Water level is low due to lack of precipitation. May consider silt study in both ponds in 2023.
- 7) Pond Maintenance - Regular maintenance planned for 2023. Continue with duckweed treatment, aerator motor maintenance. Future considerations. Concerns about duckweed treatment killing the good plants – will only do this treatment as needed, and will do a direct contact (on the duckweed) herbicide only. Will investigate the pipe above the water level on the upper pond to see what options are for submerging or removing it.
- 8) Future Assessments – discussion of items that may impact future assessments. Replace dead trees as needed. Silt study will provide information on if dredging is needed in the future. Culvert repairs as needed.
- 9) Empty Lot Cutting – As in 2022, HOA will not arrange for cutting for owners in 2023. 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). Owners of empty lots will be notified to cut their lots. Several owners expressed concern with high grass/weeds in the empty lots. Board encouraged owners to contact the Village.
- 10) Discuss Rules and Regulations for the subdivision – solicit Owner input on fences and Rules in general Recent Rule change was meant to add clarity to the Rules (ie, not change them), make them less subjective. Will have two board meetings with Owners invited in 2023. Open dialogue for any potential governing documents changes. Fences and auxiliary buildings were discussed. Will continue discussion in next board meeting. Plan to survey owners to get more input on these topics.
- 11) Open Discussion, Questions from homeowners? Suggestions?

Election

- 12) Board election – four seats are open for 2023-24 (two year) term. Michael Zambon withdrew his candidacy. Bob Schaller and John Keusenkothen were nominated and added to the ballot.

- 13) Election - Candidate statements. Vote.
- 14) Election Results – tally proxies, in-person votes. Announce winners. Election was held. Newly elected board members (in alphabetical order) are: Carol Lindee, Nick Meyer , Ryan Santry, Bob Schaller. Discussion about staggering terms. By-Laws call for two year terms for newly elected board members. One board member may resign at the end of the year, then there will be two board members up for election in 2024, providing a more balanced number of open positions in each annual election.

Meeting adjournment – motion by Nick, Ryan – meeting adjourned at 8pm by Nick

Brief meeting of the Newly-Elected Board to follow. Select officer positions for new Board.
New Board met after the meeting to establish officers (listed below). Next Board meeting (with Owners invited) will be on March 14, 2023 at 7pm on GoToMeeting.

2023 HOA Board:

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

Ryan Santry - Vice President
Bob Schaller - Board Member