

## Hunt Club Meadows HOA Board Meeting

October 24, 2023 at 7pm

*Board Meeting Minutes (unapproved)*

Owners invited - GoToMeeting

Board members present: Santry, Lindee, Schaller, Mercer. Absent: Meyer  
\_\_4\_\_ other Owners present.

### Agenda Items/Minutes

Meeting called to order by Lindee at 7:02pm

1) Completed activities so far in 2023:

- a) Concrete raising in several areas on the sidewalks
- b) tree trimming around sidewalk areas, move rocks into mulch, fix drainage issues in several places, weeding in pump area, etc.
- c) removal of pipe in upper wetland area

Homeowner question about (dying) pine trees. During board walk-through in June, these trees still looked alright, so decided that there was no need to remove them yet. See also notes in financials below.

2) Need Board approvals for these expenditures:

- a) Elevation Concrete Raising \$1250 Motion: Jason, Bob – vote unanimous to approve 4-0-0
- b) Beary Landscaping \$1760 Motion: Jason, Bob – vote unanimous to approve 4-0-0

3) Planned for Winter/Spring 2024 - Tree Trimming - trees in conservation areas in Outlots 15, 10 and Lot 8 (any others?) Was also noted to remove dead section of tree near rear of Lot 44 by sidewalk

4) Discuss cracked concrete block in pump house window Discussion. Not a safety issue, will wait.

5) Small (invasive) pear trees in conservation areas (dead and alive) - planned removal  
Board approved 4-0-0 to allow \$2000 in 2023 for small invasive tree removal.

6) Financials:

- a) Review of 2023 projected budget-to-actual
- b) Discussion of 2024 Budget (*initial proposed budget has assessments the same at \$630 in 2024*)
- c) Board vote on 2024 Budget Approved 4-0-0

As typical, budget includes expenditure money that may not occur (such as legal, additional funds for landscaping/conservation easement unexpected issues, unexpected repairs, etc.). If actual expenses are favorable in 2024, will transfer approximately \$2000 to a new Reserve fund for Tree Replacement at end of 2024 (was too late to put this in the 2024 budget, so decided to make it dependent on actual expenses in 2024). Future years (2025 and later, do a Reserve for Tree Replacement each year, such as \$2000 per year). Discussion about tree replacement – do a multi-year reserve (such as \$6000: \$2000 for 3 years) then replace the trees using this reserve money (similar to the approach for burns and mulch). This spreads the expenses over multiple budget years. Depending on how many trees need removed/replaced, perhaps do for this 4 years (\$8000). In one or two more years, get an estimate on the price of this (after a walk-through of how many trees need to be replaced) and then take action accordingly.

7) Homeowner Comments/Discussions

Street light ballast issue – Carol will submit request to Village of Homer Glen

For homeowner use going forward, here is the link if you need to submit a request to the Village:  
<https://www.homerglenil.org/RequestTracker.aspx>

Lack of fence on recently installed pool – Carol will contact Owner (also Village if no response)

RADON: One homeowner reported that the radon levels in their house require mitigation. As such, please consider getting your radon levels checked in your house!

Adjournment 7:53pm

**Save the date:** Annual Homeowner Meeting - **Wednesday January 10, 2024** at 7pm

Details will be provided in the annual USPS mailing in Nov/Dec 2023.

Executive session: a brief executive session followed the meeting. Adjourned 8:11pm.

*Minutes recorded by Carol Lindee*

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**2023 HOA Board:**

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

Ryan Santry - Vice President  
Bob Schaller - Board Member