

Hunt Club Meadows HOA

Wednesday January 10, 2024 at 7pm
Haines School – 155 Haines Ave., New Lenox

Minutes will be reviewed and approved at the Jan 2025 HOA meeting

Annual Homeowners Meeting - Minutes

Minutes recorded by Carol Lindee

WELCOME TO EVERYONE

Preliminary Agenda:

Welcome! - Carol Lindee

Quorum (need 25%): 13 (27%) Quorum achieved

4 board members present (Mercer, Santry, Schaller, Lindee)

Financial Review

- 1) Review of financial statements – Carol Lindee – Carol reviewed the financials sent out in November. Final 2023 information should be approx. the same, with the exception of the expenditure for invasive tree removal that was incurred (not in November projections). 2023 was about \$2000 better than budget. 2023 information sent to CPA to do final bookkeeping and income tax return.
- 2) Review of 2024 Budget - Brief review. Budget was approved in 10/24/23 Board meeting.
- 3) Assessments - these are now due. Please update current contact information if anything has changed.

General Discussion

- 4) Approval of 1/18/23 homeowner meeting minutes (provided in mailing and posted on HCM website) – no changes, unanimously approved.
- 5) Approval of 10/24/23 Board/homeowner meeting minutes (posted on website) – no changes, unanimously approved.
- 6) Landscaping/Repairs – 2023 summary, 2024 planned, future considerations – 2023 concrete raising, misc. drainage/landscaping repairs, invasive tree removal, aerator hose repair. 2024 plan: mulch, tree trimming in conservation areas. Will begin a reserve for future (dead) tree replacement; will start this at end of 2024 if extra money is left in the budget, then in future years, plan this reserve funding as part of the budget. Assessments will likely need to increase \$50 or so to fund this reserve contribution. Plan to replace trees in future (such as in 5 years) as a whole group (purchase trees and do the work in bulk; not one at a time) to keep costs lower.
- 7) Conservation Easements – Regular maintenance planned for 2024. Cattail treatments to continue. No Burn in 2024. Approve new contract. Received new 3-year contract proposal from CBBEL. Same three-year cycle (next burn 2026). Moderate but acceptable increases in cost. Board approved new contract 4-0-0.
- 8) Pond Maintenance - Regular maintenance planned for 2024. Approve new contract. Received new 2-year contract proposal from McCloud. Moderate but acceptable increases in cost. Also received a quote from another vendor. Some companies did not respond to bid request. Board approved new contract for current vendor 4-0-0.
- 9) Future Assessments – discussion of items that may impact future assessments. Future tree replacement (#6) above; rising costs (in general) such as conservation easement maintenance, pond maintenance and landscaping maintenance.
- 10) Empty Lot Cutting – As in 2023, HOA will not arrange for cutting for owners in 2024. 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).
- 11) Open Discussion, Questions from homeowners? Suggestions?
 - a. Goose poop on sidewalks (generally around pond) – how to address this? Discussed having the lawn maintenance company do this (April thru Nov), adding a fishline type fence on the pond side of the sidewalk, asking pond maintenance company if they have any suggestions. Board will research these alternatives.
 - b. Discussion about dead parkway trees and weeds in yards. In their role to enforce Covenants, Board will contact Owners.
 - c. Cattails in culverts (on private lots) and vacant lot mowing. Homer Glen will cut the cattails in the right-of-way, but they only do this periodically. Vacant lot owners need to be diligent about cutting their lots regularly (per Covenants), and cutting the cattails when possible (if not too wet). Owners also need to have proper drainage on their lots (including vacant lots) so that water flows properly, per subdivision design.

d. Radon – at least one house tested high for radon. Owners may want to check their radon levels.

Election

12) Board election – two seats are open for 2024-25 (two year) term.

13) Election - Candidate statements. Vote.

14) Election Results – tally proxies, in-person votes. Announce winners.

Bob Schaller and Jason Mercer both running for the board, for two positions. No other Owners wanted to run. Bob and Jason won unanimously by hand vote at meeting.

Meeting adjournment 7:55pm

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

2023 HOA Board:

Nick Meyer – President

Jason Mercer – Secretary

Carol Lindee – Treasurer

Ryan Santry - Vice President

Bob Schaller - Board Member

Meyer, Lindee, Santry – term 2023-2024

Mercer, Schaller – both are running for a new term (2024-2025)

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Jason Mercer – Secretary

Carol Lindee – Treasurer

Ryan Santry - Vice President

Bob Schaller - Board Member