

Hunt Club Meadows HOA

Agenda

Wednesday January 8, 2025 at 7pm

Haines School – 155 Haines Ave., New Lenox

Annual Homeowners Meeting PRELIMINARY

Minutes by Carol Lindee

WELCOME TO EVERYONE

Preliminary Agenda:

Welcome! - Nick Meyer

Call to order at 7pm by Nick

Check for Quorum (need 25%): 15 Record attendance

Quorum achieved (additional owners arrived after start of meeting; 5 proxies received)

Financial Review

- 1) Review of financial statements – Carol Lindee Carol reviewed the 2024 projected actual and 2025 budget. Will finalize 2024 bookkeeping with accountant.
- 2) Review of 2025 Budget
- 3) Assessments - these are now due. Please update current contact information if anything has changed.

General Discussion

- 4) Approval of 1/10/24 homeowner meeting minutes (provided in mailing and posted on HCM website) Nick motion, Jason 2nd – unanimously approved
- 5) Approval of 10/29/24 Board/homeowner meeting minutes (posted on website) Nick motion, Carol 2nd – unanimously approved
- 6) Landscaping/Repairs – 2024 summary (mulch, tree trimming, wasp nest), 2025 planned (aerator repair, tree replacements), future considerations (additional tree replacements (emerald ash borer infecting many trees)). Aerator repair approval: Nick motion, Ryan 2nd – unanimously approved.
- 7) Conservation Easements – Regular maintenance planned for 2025. Cattail treatments to continue. No Burn in 2025.
- 8) Pond Maintenance - Regular maintenance planned for 2025. Approve new contract. Nick motion, Bob 2nd – unanimously approved (one year contract)
- 9) Future Assessments – discussion of items that may impact future assessments. Made owners aware of discussion at October meeting – landscaping costs could go up in future. Signed 3 year contract for 2025-27.
- 10) Empty Lot Cutting – As in 2024, HOA will not arrange for cutting for owners in 2025. Owners to arrange for these services themselves. Lots are expected to be maintained to Covenants (4.9) and Village of Homer Glen standards (except any Conservation Easement area that is located on a private lot). Board will remind empty lot owners to cut lots. Owners should contact Village to report violations.
- 11) Lots with houses – To be maintained per Covenants. Parkway trees per Covenants (5.11). Owners reminded that if they have dead parkway trees that they should replace them.
- 12) Open Discussion, Questions from homeowners? Suggestions? Recent garbage by waterfall report by an Owner at the meeting (they cleaned it up – THANK YOU!).

Election

- 13) Board election – three seats are open for 2025-26 (two year) term.
- 14) Election - Candidate statements. Vote.
- 15) Election Results – tally proxies, in-person votes. Announce winners.
Nick, Carol, Ryan elected for a two-year term.

Meeting adjournment Nick adjourned the meeting at 7:25pm

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

2024 HOA Board:

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

Ryan Santry - Vice President
Bob Schaller - Board Member

Mercer, Schaller – term 2024-2025 Meyer, Lindee, Santry – all are running for a new term (2025-2026)

2025 HOA Board:

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

Ryan Santry - Vice President
Bob Schaller - Board Member