

## HOA Board Meeting Summary

**Date:** 7/26/2025

**Location:** Virtual Meeting 9am CST

**Attendees:** Board: Ryan Santry, Carol Lindee, Bob Schaller, and Jason Mercer.

Homeowners: David Gentile, Lily Del Boccio, Lisa Mikolajczak

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### 1. Legal Retainer Engagement – Kovitz Shifrin Nesbit (KSN)

- **Proposal:** One-year retainer with KSN for \$6,000 (\$500/month)
  - **Scope of Work:**
    - Review and update governing documents, including Covenants and Rules & Regulations
    - Provide legal assistance with enforcement procedures
    - Address outdated Declaration (over 20 years old)
    - Support Board-led adjustments to the covenants pending homeowner vote
  - **Vote Outcome:** Approved (4-0-0)
  - **Funding Note:** Tree replacement funds will be reallocated to cover the legal retainer
  - **Supplemental Materials:** KSN documentation shared with the Board
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### 2. Culvert Repairs

- **Planned Repair Location:** Near the Kirby residence, scheduled for FY25
  - **Repair Scope:** Fill under the culvert with large stone; reinforce sides to prevent erosion
  - **Status:** Board is reviewing contractor bids and evaluating cost-effectiveness; will contact Village to see if they have a viable contractor
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### 3. Community Signs

- **Status:** Money previously approved in past Board meeting

- **Next Steps:**

- Awaiting legal guidance from KSN on appropriate sign placement
  - Will evaluate number of signs and cost once legal advice is obtained
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#### **4. Tree Replacement Budget**

- **Decision:** Remove \$5,000 tree replacement allocation (Approved 4-0-0)
  - **Reason:** Reallocate funds toward KSN legal retainer
  - **Future Planning:** Board will consider restoring tree replacement funding in future budget cycles
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#### **5. Graffiti Incident – Green Meadow Parkway Culvert**

- **Observation:** Spray-painted tags and symbols discovered inside culvert walls
- **Board Action:** Engaged with Village representatives to determine appropriate steps for graffiti removal. Village maintains this culvert and should remedy it