

## Hunt Club Meadows HOA

### PRELIMINARY Agenda

Wednesday January 21, 2026 at 7pm

Haines School – 155 Haines Ave., New Lenox

## Annual Homeowners Meeting

Minutes recorded by Carol Lindee

WELCOME TO EVERYONE

### Preliminary Agenda:

**Welcome!** - Nick Meyer

Meeting started at 7:02pm

Check for Quorum (need 25%): 16 Record attendance

Needed 12 – Quorum achieved

Board members 3 of 5 present (Nick, Ryan, Carol)

### Financial Review

- 1) Review of financial statements – Carol Lindee – Carol reviewed financials that were included in the December 2025 mailing. Will provide to CPA for tax returns and final 2025 bookkeeping.
- 2) Review of 2026 Budget Carol reviewed (budget was provided in Dec 2025 mailing)
- 3) Assessments - these are now due. Please update current contact information if anything has changed.

### General Discussion

- 4) Approval of 1/8/25 annual homeowner meeting minutes (provided in mailing and posted on HCM website) Motion Nick, Ryan – approved unanimously
- 5) Approval of 7/26/25, 11/29/25 Board/homeowner meeting minutes (posted on website) Motion Nick, Ryan – approved unanimously
- 6) Landscaping/Repairs – 2025 summary, 2026 planned, future considerations. Mulch in 2026. Tree replacement in budget for 2026. Seeking culvert repair quotes. Reviewed 2025 completed, 2026 planned. Motion Nick, Carol: Approved 3-0-0 Lagestee contract for culvert repair, plus additional culvert clean out.
- 7) Conservation Easements – Regular maintenance planned for 2026. Cattail treatments to continue. Burn in 2026. Reviewed 2026 planned activities.
- 8) Pond Maintenance - Regular maintenance planned for 2026. Aerator repair planned. Reviewed 2026 planned activities. Motion Nick, Ryan – approved 3-0-0 McCloud maintenance contract for 2026.
- 9) Future Assessments – discussion of items that may impact future assessments. Need more volunteers for Board and/or HOA projects/activities in the future. Want to avoid the expense of a management company. Please consider volunteering. Chris V. offered to assist in the future.
- 10) Update on Covenants, By-Laws and Rules & Regulations revisions Law firm is working on the revisions. Should have a draft to review soon.
- 11) ARC update Lot 41 has submitted plans. Another potential lot may also be submitting soon.
- 12) Empty Lot Cutting – As in 2025, HOA will not arrange for cutting for owners in 2026. 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). Encouraged Owners to report lot cutting violations to the Village. <https://www.homerglenil.org/RequestTracker.aspx>
- 13) Lots with houses – To be maintained per Covenants. Parkway trees per Covenants (5.11). Parkway trees should be alive. If you have a dead parkway tree, please replace it.
- 14) Open Discussion, Questions from homeowners? Suggestions?

### Election

- 15) Board election – two seats are open for 2026-27 (two year) term. Schaller running again, Mercer is not. David Gentile is a candidate for a board position.
- 16) Election - Candidate statements. Vote.
- 17) Election Results – tally proxies, in-person votes. Announce winners. Schaller and Gentile won, unanimous vote.

Meeting adjournment Motion Nick, Ryan: Meeting adjourned at 7:25pm

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

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**2025 HOA Board:**

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

Ryan Santry - Vice President  
Bob Schaller - Board Member

*Mercer, Schaller – term 2024-2025 (term ending at this meeting – Schaller running again for a two-year term)*  
*Meyer, Lindee, Santry – term 2025-2026*

**2026 HOA Board:**

Nick Meyer – President  
David Gentile – Secretary  
Carol Lindee – Treasurer

Ryan Santry - Vice President  
Bob Schaller - Board Member