

HOA Meeting:

June 27, 2023

Jon Brooks President:

1. Meeting called to order at 7:32pm.
2. Roll call followed. Brian O' Connor, Amy Elias, Jon Brooks, Carleton Rolland, and Deb Nolan in attendance. Ariel was on Zoom from ALPs.
3. Intro of new board members
4. Jon proposed to table approving the minutes from the Feb meeting until our next meeting. Brian 2nd and it passed unanimously.
5. Brian gave an update on dues collection; In 2023 there are 54 of 243 homes that have not yet paid their dues. This is 22.2% of our homeowners. It equates to \$13,800.
6. ARC review committee; It is really Jon. He is frustrated as paperwork is sent to him with incomplete information. He encouraged ALPs to create a top sheet checklist and NOT send it to him until all documents are obtained so he can approve in a proper and timely fashion.
7. Mulch proposals: Prospects for a three year bid were from CNC, Beary, and Bills. CNC is \$17,078. Beary is \$19,980. And Bill's is \$21,600. There was a discussion on the phases and landscaping. Brian motioned to accept CNC, Amy 2nd and it passed unanimously.
8. Pond Maintenance: Pond is 25 yrs old...needs some work. It costs approx \$3000 a year to maintain. It will need more work as it ages. A discussion ensued on possible ways to fund the pond if the maintenance becomes more costly. It may be possible to use the Maintenance Reserve fund for the dredging in the near future.

It is beautiful for those that live on it but it is also a retention pond for excess rain water from all the homes so it is needed by all homeowners. The pond is situated off Laraway behind the berm near Forestview and Pineview. It is NOT the main pond off Pine Ridge which is owned by the Park District and maintained by them as well.
9. Tree replacement: We have lost many trees from drought. In the past many were replaced but the homeowners do not water it and it dies. The berms are actually on the homeowners Plat of Survey and they are responsible for it, but to insure

uniformity and beautification for our sub division, the HOA has paid for the landscape. A discussion on how to fund the tree replacement going forward was had. Deb mentioned it would be in the homeowners best interest to keep the trees alive as Laraway will eventually be a four lane road and that berm will provide noise reduction and safety for them. Other ideas were to have home owners sign a contract to water if trees were provided, home owners split the cost of trees, ask homeowners who border ponds and berms to pay more dues, and ask the attorney about contracts. The discussion will continue at the next meeting.

10. Questions from homeowners present at meeting:

- A) C. Johnson asked where in the rules does it speak to dog runs. Deb showed her. Brian also told her it was Sec. 11 under fences. He also explained that before the HOA became valid the contractors allowed some people to put up a fence that was not uniform with our rules.
- B) Mr. Johnson asked if he could put up the third side to a fence on his property because he borders the sub division behind that allows them. Jon explained it would be an amendment to allow fences. That would require $\frac{2}{3}$ of all members to vote and accept it after an attorney drafts language.
- C) B. Thompson- Morton- She told the board she was informed by ALPs that she could have an above ground pool. Ariel will look into that email conversation.

Motion to adjourn by Jon was called at 8:53pm. Amy 2nd and it passed unanimously.