

LAKWOOD PRAIRIE HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

Wednesday, March 28th, 2018

❖ Call to order

➤ 6:58

❖ Attendance

➤ Board Members

- Dave Roemer, Kristy Bonomo, Elizabeth Grady, Candy Rose, John Luczynski.

➤ Holly – Foster Premier

❖ Approval of minutes from 10/18/2017

➤ Dave 1st, Candy 2nd, all in favor, approved.

❖ New Business

➤ Reserve Study Proposal

- Reviewed three contracts, chose Building Reserves.
- This will help the board see where we are with our property and help to plan a budget. The study will give examples of parts of the property that may need replacement soon (pool resurface/clubhouse roof) so that Board can plan for expenses in a strategic manner.
- John 1st, Dave 2nd, all in favor, approved.

➤ Approval of Pool Contract

- Approval of Pool Watch contract.

- Discussed which key card or fob to use for new key card entrance in replacement of attendant at door. Discussed option of homeowner paying for 2nd card/fob upon request during application process.

- Dave 1st, Liz 2nd, all in favor, approved.

➤ Approval of Clubhouse/Pool Rules Rates

- Board added “no glitter allowed” into rules.
- Board changed rental fee to \$100 per rental, \$200.00 for both rental slots and pool rental to \$50.00. Change to be effective April 6th. Rentals already booked will be grandfathered in.
- Cleaning fees will be \$150.00
- Dave 1st, John 2nd, all in favor, approved.

➤ Approval of Fine Structure for Violations

- All have a 6 month warning window.
- Mold – 1 warning, 3 fines of \$250.00, then sent to attorney and HOA to fix at homeowner expense. Monthly checks.
- Garbage cans – 1 warning, then fined \$25, \$50, \$75. \$75 per violation after 4th violation. Weekly checks.
- Rental Signs – 1 warning with 15 days to comply, then \$150.00 per week violation after that.
- Dave 1st, John 2nd, all in favor, approved.

➤ Clubhouse Landscaping Bid

- Board reviewed bid to landscape clubhouse, including putting in new bushes, flowers, and hostas.
- Liz 1st, John 2nd, all in favor, approved.

➤ Community Tree Replacement

- Board to delay voting on contract to replace trees in the neighborhood. Would like more bids with other tree options and modify bids to pull water from southeast pond.
- Board did approve budget not to exceed \$10,000.00.
- John 1st, Liz 2nd, all in favor, budget approved.
- 17 trees need to be replaced.

➤ Turf Restoration Bid

- Approved turf repair around the neighborhood.
- Warrantied at 80-90% sprout rate, provided we water.
- John 1st, Kristy 2nd, all in favor, approved.

➤ Perimeter Fence Discussion

- Board would like to remove perimeter fence completely. HOA has spent a lot of money to continually repair. Board would like to notify homeowners with perimeter fence now; fence will be removed in the fall. Homeowner will have option to pay a company to move HOA fence on their property if they would like to keep their section.

➤ Pool Resurfacing Discussion

- Board is aware pool resurfacing may need to take place soon and would like to have a budget prepared.

➤ Open Homeowner Forum

- Homeowner gardening on empty lot (on Fawnlily) to be sent a cease and desist.
- Homeowner request to build a monument at the VanDyke entrance. Board would like too, however as discussed before, it is not believed

there is HOA property/empty space to build on. This can be revisited after VanDyke is completed.

- Pot Hole on VanDyke is getting larger. Please report to the city.

❖ Adjourn: 8:18

➤ Officer Update

- Officer Carroll – email address dcarroll@jolietcity.org and Officer Demick
- Speed limit signs have been put up on VanDyke.
- Please have your children obey curfew hours.
- Officers will be patrolling VanDyke since signs are posted now and they can ticket speeders on the street. They will be testing places to sit.
- Car burglaries down, but stay vigilant as it usually rises again summer time.
- Neighborhood calls are mostly for domestic issues, except for some graffiti that was reported.
- HOA does not police streets, please call the police to handle issues.
- You can file complaints with the city over street parking and not being able to see around curves.
- Please stop at the stop sign at Fawnlily and VanDyke.
- If there is a broken down car in a driveway (ex. Flat tire) please report to the HOA. The HOA can work with the owner. If a renter, they can still be ticketed by police.
- Parkway tree trimming. Please keep filing complaints. The more we have, the sooner it will be addressed. (You can go through city website

or GO Request app)

- Please report street light outages to ComEd. Try to get the pole number.
- Please follow correct traffic patterns for traffic circles and yield to those already in the circle. There has been issues at the Bellflower circle, people are not stopping at the stop sign and yielding to those in the circle.

LAKWOOD PRAIRIE HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

October 18th, 2017

❖ Call to order

➤ 7:02pm

❖ Attendance

➤ Board Members

- Dave Roemer, Kristy Bonomo, Elizabeth Grady, Candy Rose, John Luczynski.

➤ Holly – Foster Premier

❖ Approval of minutes from 7/13/2017

➤ John 1st, Dave 2nd, all in favor, approved.

❖ New Business

➤ 2018 Budget

- We have not had a dues increase in at least 8 years. We have been stagnant and it is not good practice to not keep up. Starting to dip into Excess Revenue (Excess Revenue is NOT “extra money”)
- Board agreed to start with small increase, but with understanding there may need to be small increases each year.
- Dues to be raised to \$40.00 per month starting Jan 1st, 2018.

- John 1st, Liz 2nd, all in favor, approved.

➤ Landscaping/Removal Contract

- Board is requesting more information
- Board discussed difference between basic maintenance and extra jobs we want to make improvements.
- Board requested additional proposals with additions of extras like, extra over seeding, adding soil, seed, sod, extra spading, etc.
- Ponds – Burn is currently reschedule for late November early December with understanding that many factors to coincide for it to be possible (wind, humidity, dew point, etc.) otherwise it will be pushed to spring.

➤ Concrete walkway

- Board requesting proposals for concrete walkway to connect current sidewalk with shed doors. Board approved of addition of Rosey Day Lily to landscaping.

➤ Clubhouse Furniture

- New light fixtures to be installed over the weekend. Would like to replace bulbs with LED bulbs. Board reviewing options for new end tables and coffee tables, with possible bookcase and console table.

➤ Additional Cameras

- Additional Cameras to be installed on 10/24/17 to focus on front of the clubhouse.
- Future Projects
 - Some future projects the board is considering: Garbage surround rebuilt as the current one continues to break. They would like to include metal support posts. Board would like to resurface tennis court after the pool resurface project is complete. Board is

considering putting in spot lights for tennis court and playground.
Board would like to improve clubhouse landscaping.

❖ Adjourn – 8:06

❖ Open Forum

- Please call police for issues.
 - Renters must rent for a minimum of 6 months. Two houses raided just recently.
 - **Polling neighborhood for Declaration changes. Notice will go out in the monthly email newsletter. This is an opportunity to gauge community interest in changing rules.
 - Considering the clubhouse for a Toys for Tots drop off location.
 - Request for silt fence put up around dirt hill behind pool.
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- Officer Update
 - Officer Carroll – email address dcarroll@jolietcity.org
 - Solicitors: Permits are not assigned as a company in whole. Solicitors must obey no soliciting signs. They have continued to have problems with solicitors being pushy, if they are, please report to Business License Department at City Hall. Solicitors should not be out past 9 o'clock pm.
 - Theft of a wallet at clubhouse over the summer.
 - Car burglaries down, but stay vigilant as it usually rises again around Christmas when cars are left unoccupied and it is dark out.
 - Keep an eye on neighbors' houses, you most likely know what cars are normally around and ones that are not.

- Parks: both the HOA Clubhouse park and Jewelflower Park (Joliet Park District) close at dusk.
- Considering getting park lights for parks, but wondering if it may be confusing to some, as the light may make people think the park is open.
- Hoping for new neighborhood LED street light bulb replacement like on city streets soon.
- Talks of only 2 police cars for this side of I- 55 are not true. Sectors, 33, 34, 35 all have at least 2 police cars each plus an extra cover car for all. If you have concerns about this, please call Public Safety Committee. Coverage is usually based on frequency and response time of crimes. There has been concern with the freight train increasing response time, but it hasn't been a problem as of yet. Other questions and concerns can go to Rdimick@jolietcity.org.
- After 48 hours, abandoned vehicles will be ticketed. After 7-10 days, owners will get a letter from the city. Call non emergency number to report abandoned vehicles (Or report to GOREquest App)
- Trick or Treating hours 4-7pm
 - HOA does not police, please call the police to handle issues.