

LAKWOOD PRAIRIE HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

October 18th, 2017

❖ Call to order

➤ 6:59pm

❖ Attendance

➤ Board Members

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

➤ Holly – Foster Premier

❖ Approval of minutes from 4/5/2017

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

❖ New Business

➤ Violations

- Home Repairs - Trying to encourage homeowners to repair property and help keep Lakewood Prairie beautiful. Creating a Home Improvement Incentive Program. Will be awarded quarterly. When homeowners make improvements to the outside of their home or repairs of violations, they will be entered into a raffle for a \$50.00 gift card (Home Depot?) Homeowners can take before and after photos and/or submit receipts to Holly. Improvements can include siding repair, painting of outside of home, driveway resealing, or mold removal.
- New violation reporting tool added to website. You can report violations

using this link:

- <https://www.lakewoodprairiehoa.com/report>

- **Garbage Cans - See below

➤ Landscaping Update – Monuments, Trees, Replacements

- Trees

- Trees in Parkway – Trees are owned by the city, but must be maintained by the homeowner. The homeowner is responsible for trimming branches that hang over the sidewalk.
- Main Road Trees – Replaced trees on Barberry Way and Lakewood Blvd are stressed but not dead. They will be monitored and rechecked this spring. They will still be under warranty. If dead in the spring they will be replaced, since the warranty was extended.

- Monuments

- Plants are not dead, but are stressed. They have not completed all work yet. Next spring roots will be established and plants will come in nicely.
- North and South monuments landscaping will begin soon.

- ◆ Ratify approval of 3 entrance monuments improvements.

➤ Motion to approve, Kristy 1st, Dave 2nd, all in favor, approved.

- Mulch

- Board approved Acres Group bid to add 3” mulch to all trees.
 - ◆ Motion to approve – John 1st, Dave 2nd, all in favor, approved.
- Board requested quotes to add spade edging.

- Main entrance central sign straightened. If it falls or needs maintenance

we will probably just remove it as it was originally intended more for sales.

- Grass circles on Woodlily Court, Sage Circle, and Morgana Court are going to be checked for improvements needed. (Dirt filled and grass put in).
- Asking MI Homes to remove parking lot at main entrance (Lakewood Prairie Blvd).

➤ Pond Update

- We have added dyeing of water to be included in the treatment plan of the ponds. Two treatments have been done so far.
- New aerators have been installed. One in southwest basin and one in northwest basin. New lights have been installed.
- We will be continuing regular monitor and maintenance program.
- Beaver dens are going to be removed and back filled. Planned for next week, but dependent on weather.
- The spring's planned burn/mow was rescheduled several times due to weather and then had to be cancelled. It is now rescheduled for fall and a burn or high mow will be completed dependent on condition of grasses.
- Board is working on plans to remind homeowners not to disturb HOA's prairie grasses and consequences if they do.

➤ Pool and Lifeguard Service

- Reports of very rude homeowners were overwhelming. Homeowners need to be respectful to pool attendants and lifeguards. Attendants do not have access to homeowners account information. Pool access lists are updated weekly, not daily or hourly.

- Under consideration by the Board: homeowners who bring denied pool access homeowners as their guest (those behind in paying dues), will also lose their own pool privileges. This is disrespectful to those who do pay their dues.
 - Guards are granted a 15 minute safety break, usually the last quarter hour. If they seem to be stretching it past this time, please let Holly know. They are to be inside taking a break during this time and not doing pool maintenance. If there are a lot of people swimming, guards are not able to skim the pool while they are on duty.
 - All issues need to be reported to Holly or to info@lakewoodprairiehoa.com
 - Homeowners request more consistency of rules between guards. Some guards are allowing certain items in the pool while others do not.
 - If there is a home being rented out, landlord must release pool access to the renter, both do not get access.
- Foster Premier, Inc. Management Contract
- Contract ends September 30th, 2017. If no new contract is signed, it moves to a month by month contract automatically.
 - If new bids are going to be reviewed, they should be pursued now.
- Reducing rental properties
- Board is discussing possible declaration amendment to lower the rental allowance. Debating doing this by limiting via percentage of homes or flat number. If the new percentage/number of allowed renters is lower than what we currently have, the current renters will be able to continue, but no new leases will be allowed.
 - Currently, landlords can only rent the entire house and must have a signed lease that must be at least six months. No subleasing is allowed.

- Board discussing adding requirement that homeowner must own and live in home for 1 year before being able to rent it out.

➤ 2018 Budget

- Reserves for next year will be increased to help with new roof for clubhouse, new electric in the pump room and clubhouse, and resurfacing of pool.
 - Pool shade/furniture- almost all the new 2017 umbrellas broke immediately after the pool was opened. The wind is very strong in the area and they break quickly. For safety reasons, if it is windy, umbrellas need to be taken down.
 - ◆ Looking into installing several “sails” to help with shade.
 - Clubhouse furniture – board is still working on updating clubhouse. Hoping to get new tables and chairs soon. Board is thinking about having a “garage sale” for old furniture.
- Perimeter fence - Board is discussing removing perimeter fence. Possibly move onto homeowner property if they request, especially if they have connected their side fences to it.

➤ Adjourn – 8:45 Dave 1st, Kristy 2nd, all in favor, approved

➤ Open Homeowner Forum

- Homeowner requested silt fence be reinstalled on hill near pool as old one has deteriorated.
- If you have any amendments you would like to suggest to the board please email Holly or info@lakewoodprairiehoa.com
- Board discussing process to handle homeowner request to review camera footage and cost associated with this. Should a police report be filed first?

- 2018 Wish Lists

- Tennis court resurfaced, sand volleyball area cleaned up, lamp for park/playground area, pool resurfaced, trees planted or pergola built to help with shade at park, redo drainage and fix sidewalk at the northern side of clubhouse, lights for tennis court on a timer, private property signs installed at the playground so police can remove loiters.

➤ **Garbage Cans

- Attendance

- All Board members
- Holly – Foster Premier
- Robert O’Dekirk – Mayor of Joliet
- Kendall Jackson – City of Joliet Community Developer
- John Gerl – Lakewood Prairie City of Joliet Councilman

- City officials came to help homeowners understand that the city law does not trump HOA laws. They explained that the HOA cannot have rules broader than the city or in other words allow things that the city does not. They discussed that the HOA is able to narrow the city’s law to be more restrictive.

- Board is discussing possibly approving one, and only one, type of enclosure to help clarify what will be allowed or not.

- Putting garbage cans behind the fence does not constitute an enclosure.

- At this point, Board is requesting that you email Holly to let them know which enclosure you are thinking about putting in (with Architectural Application) so we can work with them on a case by case basis.

- Lakewood Prairie’s attorney has created a legal opinion on placement of

garbage cans. This was handed out at the meeting and has been placed on the Lakewood Prairie website. (Lakewoodprairiehoa.com)

- City officials discussed Section 8 in Lakewood Prairie. There are homes approved for the possibility of Section 8 within the neighborhood, but we do not know if any have homeowners have been approved. City officials explained this is a Federal program and the HOA has no way to regulate Section 8, nor does the city of Joliet.
- City of Joliet now has an app to submit violations and complaints called GORrequest.

➤ Officer Update

- Not a lot going on. The city of Joliet is down in crime overall.
- Officer suggested adding a sign at the park indicating it is private property so if there are loiters, officers can remove them.
- Traffic detail has increased on VanDyke, Fawn Lily and Stonecrop.
- Each solicitor must have their own permit. Permits are not assigned as a company in whole. Solicitors must obey no soliciting signs.
- Please call the police to inform them of problems. Do not only post on Facebook. Issues are tracked and monitored to help regulate officer patrolling. Issues can also be reported on the city's website and via the GORrequest app.

LAKWOOD PRAIRIE HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

April 5th, 2017

❖ Call to order

➤ 6:47 pm

❖ Attendance

➤ Board Members

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

➤ Holly – Foster Premier

❖ Approval of Agenda

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

❖ Approval of Minutes – BOD October 26th, 2016

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

➤ See copy below.

❖ New Business

➤ Audit Completed

- A copy can be picked up tonight. It can be downloaded from the new Lakewood Prairie website. You can request a copy emailed to you, just contact Holly with this request.

➤ Introduction of Clubhouse Manager

- William was introduced as our new Clubhouse Manager. Some of the work William will be completing are: reviewing lifeguard paperwork, updating the HOA website, reviewing general contractors for compliance and quality, sending out quarterly newsletters, compiling and maintaining homeowners violations and letters, and assisting the HOA Board and management company as needed.
- New Website Announcement
 - Our new website is: <https://www.lakewoodprairiehoa.com/>
 - Please be patient as we continue to update this new site.
- Approval of Aerator/Lighting
 - Adding a second Masters Series Fountain and Light Kit for southwest pond.
 - A fountain with light will be installed in the northwest pond.
 - New light kit for existing fountain.
 - Dave 1st, Liz 2nd, all in favor and approved.
- Approval of Pond Treatments
 - Approval of MB Marine Biochemists' bid for southwest pond algae treatments.
 - Dave 1st, Liz 2nd, all in favor and approved.
- Clubhouse Rental Agreement – Chair Rental
 - Chairs have been purchased and will now be available for rent during clubhouse parties. Board approved 50 cents a chair per party and requested an updated copy of the Clubhouse Rental Agreement to review with chair rental information on it.
- Entry Monument Landscaping

- BPM Enterprises' bid approved for entry monument landscaping. New Landscaping will include making the flower beds smaller, adding new perennials, and having an area for annual flower planting. This will include guard house area and both north and south sides of the main Ridge Road entrance.
- Liz 1st, John 2nd, all in favor and approved.
- Board requested bids to have Theodore Road and Black Road monument landscaping done.

➤ Clubhouse Cameras

- CPSI's bid approved for clubhouse security cameras installed for the clubhouse. Bid includes 6 cameras and data storage for footage to be reviewed as necessary.

➤ Facebook Sites

- It has been stated that zero derogatory and/or accusations of crime or wrong doing of our management company or board members will be allowed on these types of sites/groups. If there are accusations on these types of sites, both the accuser and the administrator(s) will be prosecuted for defamation.

❖ Adjourn

- 7:33 pm

❖ Open Forum/Announcements/Misc

- Board requested looking into cost to having tennis court resurfaced.
- Homeowners requested an update on website regarding pool health violation and clubhouse flood.
- Homeowners requested example of garbage can surrounds that are allowed posted on website.

- Homeowners requested information on mold removal from house/siding suggestions.

❖ Officer Update

- Officers Demmick and Mascolino in attendance.
- Calls have been mostly for homeowners burglar alarms – false alarms.
- Still getting calls for suspicious vehicles and domestic calls.
- On 1/1/17 a new restructuring of east, central, and west went into place. We are now included in a larger west section, so the police will be monitoring call response time since they may have to travel further away from the east to travel to our part in the west.
- Walmart takes a lot of the calls/response time on the west side.
- Homeowners requested more units to monitor speeding in the neighborhood, especially on Fawnlily, VanDyke, Barberry, and Black Roads.
- Homeowners requested more units to monitor speeding on Barberry Way during school drop off and pick up times.
- Speed bumps are not permitted on the neighborhood streets.
- Do not approach suspicious vehicles.
- Lock your cars at night, the amount of break ins has lowered, but be aware perpetrator simply trying door handles to see if the vehicle is locked or not.
- Homeowners requested a “Crime Free Ordinance” be put into place for renters/owners, requiring a background check or removal from premises if too many calls/disturbances occur.