

LAKWOOD PRAIRIE HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

April 3<sup>rd</sup>, 2019

❖ Call to order

➤ 6:34 pm

❖ Attendance

➤ Board Members

▪ Kristy Bonomo, Candy Rose, Joe Hernandez

➤ Holly – Foster Premier

❖ Approval of minutes from 11/7/2018

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

❖ New Business

➤ Irrigation System

▪ Board reviewed service contracts from Aqua Designs and decided to proceed.

▪ Kristy 1<sup>st</sup>, Joe 2<sup>nd</sup>, all in favor, approved.

➤ Aerator Service & Install

▪ Board reviewed provided quotes and decided to proceed with Marine Biochemists.

▪ Kristy 1<sup>st</sup>, Joe 2<sup>nd</sup>, all in favor, approved.

➤ Pond Water Treatment

▪ Board reviewed provided quotes and decided to proceed with Marine Biochemists

- Kristy 1<sup>st</sup>, Candy 2<sup>nd</sup>, all in favor, approved.

➤ Clubhouse Rentals

- Board discussed pool accessibility during party rentals. Board is concerned with growing neighborhood that it will now be more crowded than years before and giving additional pool access to parties may create an even more crowded environment to homeowners. This is also an issue because we have had issues with party pool users not following the rules of the pool. Homeowners deserve to have an enjoyable experience with the pool before party rentals. Should board suspend completely or limit pool access for party rentals?
  - ❖ One possibility discussed was only allowing clubhouse rentals with pool access Monday through Thursday, excluding national holidays. This would relieve stress at the pool during the weekends.
  - ❖ Board also discussed leaving rentals on the weekend, but increasing the cost to \$250/\$500 and requiring the hiring of another lifeguard and party attendant to monitor party guests.
  - ❖ Board decided to eliminate the weekend rentals as mentioned above, effective immediately and see how things go. The current pool rentals in place will not be affected, so this will mostly be seen on how this decision affects the pool next year.
- Late Fee Policy
  - ❖ Board would like to implement a \$50 late fee for parties that do not check out at the scheduled and agreed upon time. This would be at the attendant's discretion and only applied during critical situations. The fine would be split \$25/\$25 between the attendant and the association.
- Effective Date
  - ❖ Both policies would go into effect immediately. Rental agreements

made prior to this would still be honored with most of 2019 weekend booked already, there should be no major changes until 2020.

- Joe 1<sup>st</sup>, Candy 2<sup>nd</sup>, all in favor, approved.

#### ➤ Pool

- Board discussed possible pool rule changes, including:
  - ❖ #5 – Three warnings removed and updated with “pool staff is given full authority to enforce all swimming pool rules as needed to maintain safety” and “Violations of any rule may result in a warning or in a suspension of privileges.”
    - ◆ BOD will issue suspensions on a case by case basis. Pool staff will provide full report of violations and warnings issued to violators to the BOD.
  - ❖ #13 – Single person floats will be allowed. However, pool staff may limit use due to pool conditions or prohibit use in the interest of safety.
  - ❖ #16 – Vaping and e-cigarettes added to ban.
  - ❖ #21 – Temperature closure lowered to 68 degrees to match current pool contract policy.
- Applications
  - ❖ Board agrees to continue current job application process.
- Kristy 1<sup>st</sup>, Joe 2<sup>nd</sup>, all in favor, approved.

#### ➤ Crime Free Leasing

- Board discussed Crime Free Leasing for the neighborhood. This will begin May 1<sup>st</sup>, 2019. Homeowners with current tenants will be required to return the Resident Information Form to LWP. Current leases are exempt through the term of the lease or one year from this policy date.

As leases expire or renew, they will be subjected to Crime Free Leasing otherwise beginning on May 1<sup>st</sup>, 2020.

- ❖ Homeowners will be required to submit the following no less than 10 days PRIOR to occupancy:
  - ◆ Signed/initialed crime free addendum (to show they are aware of it)
  - ◆ Lease application
  - ◆ Criminal background check
- ❖ Homeowners will be required to submit the following no later than 10 days AFTER occupancy:
  - ◆ Resident Information Form
  - ◆ Lease contract
  - ◆ Signed crime free addendum (for agreement)
- ❖ The board is trying to do what they can to keep the neighborhood safe.
- ❖ Kristy 1<sup>st</sup>, Candy 2<sup>nd</sup>, all in favor, approved.

➤ Architectural Applications

- Architectural Review Committee (RC)
  - ❖ Board elects Joe Hernandez and John Luczynski to help with architectural approval requests.
- Fence Architectural Approval Procedure
  - ❖ Board discussed adding building fences to the required architectural RC approval list. This would include adding LWP to the City of Joliet's list of required HOA approval before giving a permit.

- ❖ Board discussed if this process will delay the fence building process and could frustrate homeowners. Board discussed if it should be left as current process of homeowners can put up fences on their own as long as it follows LWP rules and have the option to submit to RC as assistance. Homeowners on floor said they would be okay with adding the fences to the required RC list and RC thinks they can approve in a timely manner, so board agreed to add to the list.
- ❖ Board created policy for fence violations:
  - ◆ Installed incorrectly without approval: fence installed incorrectly without prior approval/permit. (This would also be a city of Joliet violation.)
    - 7 days to comply or \$250.00 fine.
      - Above means 7 days to submit Architectural application to RC.
      - \$500.00 fine every 7 days thereafter.
    - Installed incorrectly with approval: Homeowner installed fence to specifications not disclosed in Architectural application.
      - 30 days to comply or \$500.00 fine.
  - ◆ Joe 1<sup>st</sup>, Candy 2<sup>nd</sup>, all in favor, approved.
- ❖ Board reviewed basketball hoop architectural application and approved it.
  - ◆ Joe 1<sup>st</sup>, Kristy 2<sup>nd</sup>, all in favor, approved.
- ❖ Board reviewed deck architectural application and approved it.
  - ◆ Joe 1<sup>st</sup>, Candy 2<sup>nd</sup>, all in favor, approved.

❖ Adjourn – 7:24 pm

❖ Open Forum

- Homeowner asked if she could ask for further break down of budget. Holly said to email her and she will be able to help with that information.
- Homeowners asked if Board can suspend current corner lot fence violations incase rule gets changed. Board explained there is no process in place to change the rule as of now and Board will be enforcing rules as they are now.
- Homeowner asked about amending fence heights to allow 6' fences. Board explained survey did not show enough interest for the board to invest in that process at this time, but they can have petition signed and bring to board to show there would be enough support for the board to invest to attempt to amend.

LAKWOOD PRAIRIE HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

November 7th, 2018

❖ Call to order

- 6:53 pm

❖ Attendance

- Board Members
  - Dave Roemer, Kristy Bonomo, Elizabeth Grady, Candy Rose, John

Luczynksi.

- Holly – Foster Premier
- ❖ Approval of minutes from August 8<sup>th</sup>, 2018
  - Kristy 1st, Candy 2nd, all in favor, approved.
- ❖ Approval of 2019 Budes
  - Miscellaneous questions from the floor regarding why line items went down. Question asked if possible reduction of dues in the future and Board explained it's always possible. Board explained how they used the Reserve Study to help determine possible costs in the future and to align reserves properly.
  - John 1<sup>st</sup>, Candy 2nd, all in favor, approved.
- ❖ Approval of Financial Compilation Bid
  - As per new Illinois state laws a Financial Compilation Bid is required each year. This is like a mini audit. The Board would still like to proceed with a regular audit every 5 or so years as originally planned. An audit is done by an outside company and can cost double the Financial Compilation Bid cost. Board agreed to Cantey Associates Accounting Firm.
  - John 1<sup>st</sup>, Kristy 2<sup>nd</sup>, all in favor, approved
- ❖ Approval of Pool Resurface Bid
  - After reviewing Danna Pools, Platinum Pools, and Mid-America bid, Board approved Danna pools. Board was concerned that other companies did not actually view our pool to create bid, while Danna Pools came out to look at it.
  - John 1<sup>st</sup>, Liz 2<sup>nd</sup>, all in favor, approved
- ❖ Fence Survey Results and Decision

- After several special meetings with fence homeowners and review of results from a special survey sent to the fence homeowners, Board discussed possible solutions again. Board did not receive a super majority results from survey. In the end, with support from fence homeowners on the floor, Board agree to remove fence by May 20<sup>th</sup>, but give homeowners their section of the fence, if wanted. If desired, they can install fence pieces onto their own property in accordance with rules. Witness markers will be installed by April 1<sup>st</sup> to help identify the locations of the iron pipes, which are used to mark the lot corners or changes in directions along the property lines. Board agrees to not invest in putting fence back up should it fall during the winter. If at that time, the homeowner would like to take possession of fallen fence pieces they may do so.

#### ❖ Adopt Ombudsperson Act Resolution

- In another rule passed by the state of Illinois, a policy for resolving complaints made by unit owners is required. Board reviewed and agreed to policy set forth.
  - John 1<sup>st</sup>, Liz 2<sup>nd</sup>, all in favor, approved

#### ❖ Pool Watch Bid

- Pool watch gave a bid to help HOA save money by agreeing to a three year bid. Board reviewed and accepted bid, however with the change of termination warning extended to 30 days.
- Johns 1<sup>st</sup>, Dave 2<sup>nd</sup>, all in favor, approved.

#### ❖ Adjourn

- 7:44 pm

#### ❖ Homeowner Open Forum

- John put up a silt fence around the dirt hills, but kids have torn one down and homeowners asked if John would put one up again. John said not right now, but would like to revisit in the spring.
- Please stop dumping, playing in, and using empty lots.



- It is believed that the balance of the single family homes on the northwest side of the neighborhood may be sold in the next year or two. At that time the Joliet Park District should put in their parks.

Officer Report – Officer Mascolino ([cmasolino@jolietcity.org](mailto:cmasolino@jolietcity.org))

Officer Carroll not available for meeting ([dcarroll@jolietcity.org](mailto:dcarroll@jolietcity.org))

- Recently has a license plate stolen off a car from a home on east side of the neighborhood.
- Please do not leave windows down or cars unlocked if parked outside overnight.
- Recently a large quantity of car break in reported close by (West of 59) and kids were caught with stolen items in Chicago.
- Empty houses continue to be broken into for cooper.
- Van Dyke speeding to be continued to be monitored.
- Ridge road speeding to continued to be monitored.
- Please stop at all stops signs in neighborhood.
- Please stop at Barberry Way and Bellfower stop sign.
- Please turn on lights outside your home at night.
- Please report kids playing at park after dusk.
- Feel free to report any issues to above email address if you don't feel comfortable saying something at meeting.