

LAKEWOOD PRAIRIE HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

MARCH 29, 2021

❖ Call to Order

➤ 6:33 pm

❖ Attendance – Due to ongoing Corona Virus concerns, meeting was held via teleconference.

➤ Board Members

- Laura Flint, Liz Grady, Cindy Lancman, Dave Roemer, Barb Will-Henn

➤ Foster Premier – Holly Marek

❖ Approval of Minutes – 12/09/20

➤ Regular Meeting

- Barb 1<sup>st</sup>, Dave 2<sup>nd</sup>, all in favor, approved.

❖ Project Updates – Holly Marek

➤ Guard House – Work has been completed. Costs were completely covered by insurance.

➤ Pool Sails – Installation began today, March 29<sup>th</sup>, and should be completed by the end of the week.

❖ Guardhouse Landscaping

➤ The replacement of the damaged landscaping around the Guardhouse will also be fully covered by the insurance claim.

- Laura 1<sup>st</sup>, Barb 2<sup>nd</sup>, all in favor, approved.

❖ Landscape Additional Contracts

- Monuments & Misc. Items – Approval of landscape work around main entrance monuments from Acres Landscaping in the amount of \$12,135 and for three plantings of annual beds in the amount of \$4,442.
  - Barb 1<sup>st</sup>, Liz 2<sup>nd</sup>, all in favor, approved.
- Traffic Circle – Approval of landscape work around the traffic circle in front of the clubhouse from Acres Landscaping in the amount of \$6,371.
  - Barb 1<sup>st</sup>, Liz 2<sup>nd</sup>, all in favor, approved.

❖ Pool Season 2021

- The pool will be opening with guidelines that have been set by the Illinois Department of Public Health. The pool will be open on its normal date with three two-hour time slots with a maximum capacity of 40 people per time slot. The pool will be closed every Monday, Tuesday, and Wednesday, excluding holidays. Homeowners will be required to sign up for the time slots. Additional information will be provided to all homeowners prior to opening.

❖ Architectural App Fine Revision

- The revision will include a clause that for a first violation, the homeowner can submit an architectural application within 7 days and have the fine automatically reversed if the application is approved. This is a one-time credit.
  - Cindy 1<sup>st</sup>, Laura 2<sup>nd</sup>, all in favor, approved.

❖ Pool Deck & Skirt Revision

- Revise the existing time frame to install the required deck and skirting from 180 days to 60 days. Pool applications will not be approved without an included deck application.
  - Laura 1<sup>st</sup>, Barb 2<sup>nd</sup>, all in favor, approved.

❖ Irrigation System Bids

- Approval of Irrigation System bid received from Akers Landscaping.
  - Liz 1<sup>st</sup>, Barb 2<sup>nd</sup>, all in favor, approved.

❖ Agricultural Land – Redwood

- Review of the potential purchase of the agricultural property located north of Jones Elementary School. This property is not part of the Lakewood Prairie Subdivision and the HOA declaration of covenants, conditions and restrictions do not apply.

The HOA was approached by Redwood Apartment Neighborhoods that is proposed to build 153 single-story apartment homes. The property is zoned for 180 townhomes. While not part of the association, Redwood has indicated the desire to be a great neighbor. All common areas of the Lakewood Subdivision are reserved exclusively for members of the association. If the parcel is developed, they would not have access to homeowner amenities or common areas.

The development of the parcel has yet to be approved by the City of Joliet. The association website will be updated with additional information as it is received.

❖ Board Appointments

- The election slated to occur in December was not held because a quorum was not reached. The existing board reached a majority vote to appoint two candidates to the vacant seats until an election can be held. Dr. Barbara Will-Henn and Dave Roemer were appointed to the vacant seats.

❖ New Business

- Homeowner Open Forum
  - Approximately 12 homeowners called in.
  - Homeowner questioned if the clubhouse will be reopening. Was advised not at the time. Was advised that the costs of the cleaning services needed after a clubhouse party far exceeds the amount of income received from the rentals. With current Covid restrictions, capacity limits will be exceeded. Will be looking into opening the clubhouse after the pool season.

- Homeowner questioned if there will be tree trimming along Ridge Road.
- Homeowner questioned if there will be a landscape buffer along the Redwood Development. Advised there will be.
- Homeowner advised there is a large amount of road debris along neighborhood streets. Lennar has been notified. Also asked about winter road debris along Ridge Road. Advised that is the City of Joliet responsibility.
- Homeowner advised that street signs are missing on Stonecrop and Barberry. Advised that is the City of Joliet responsibility.
- Homeowner questioned if blinds will be placed in the guardhouse. Advised there would be.
- Homeowner questioned if an annual statement will be received. Advised the statements are not normally sent. Homeowners can request one from the management company if needed.
- Homeowner questioned if residents in the Redwood Apartments can buy into the HOA. Was advised they would not.
- Homeowner questioned when the next election would be scheduled. Advised that once in person meetings can be held, an election will be scheduled. Will be posted 30 days prior to the election.
- Homeowner questioned if another survey will be conducted. Advised a survey will be held again in the Spring.
- Homeowner questioned if an architectural application will be required for a swing set or storm door. Advised that it would not.
- Homeowner suggested posting signs for HOA meetings at the entrances.
- Homeowner questioned if another food truck event will be held. Advised that it is currently being looked into.
- Homeowner questioned if Black Road will be extended to County Line Road. Advised not until that property is purchased and developed.

❖ Adjourn

➤ 7:03 pm