

LAKEWOOD PRAIRIE HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

July 24th, 2019

❖ Call to order

➤ 6:32 pm

❖ Attendance

➤ Board Members

▪ Kristy Bonomo, Candy Rose, Liz Grady

➤ Foster Premier – Holly Marek

❖ Officer Report

➤ Officer Mascolino (cmasolino@jolietcity.org)

➤ Things have been quiet.

➤ Car break in have slowed, which is really good during summer months. Keep up the good work with locking car doors and keeping valuables out of site.

➤ Continue to call if you see ANYTHING suspicious! Call volume is monitored, the more calls in the area, the more patrolling in the area can be done.

➤ Neighbors By Ring App (download even if you don't have the doorbell installed!)

▪ Text "Joliet PD" to 555888

▪ Joliet PD is using this as an ANNONOMOUS reporting tool (for crime activity only)

▪ *Also being used for a crime alert tool!*

- Only will apply to our area (not entire city of Joliet for example)
- You can post videos to alert neighbors and Joliet PD of crime.
- Joliet PD can send requests for Ring video activations for videos captured during certain day/time a crime was committed nearby. They can be edited/cut down if needed, kids running around front yard not wanting to be submitted, for example.
- Ring does not have access to share your address with Joliet PD. It only creates approximate locations.
- This will help Joliet PD a lot with people stealing porch packages as well as gain help to identify people from the area.

➤ (INFORMATION TO BE PUT IN NEXT NEWSLETTER)

❖ Approval of minutes from 4/3/2018

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

❖ New Business

➤ Decking and Skirting timeline

- Discussed timeline of when required decking and skirting of pool needs to be completed once a pool is installed.
- Motion made: decking and skirting must be completed within 6 months of pool installation, with exceptions of months November thru March (due to weather).

❖ Kristy 1st, Liz 2nd, all in favor, approved.

➤ Clubhouse Rental Changes

- Discussed times of rentals and free rentals.
- ❖ Effective immediately, no future booked rentals will be able to go past the current time slot of 11 pm. No more extensions to midnight

allowed, even with paid extra hour.

- ❖ Effective immediately, there will no longer be a free rental gained when three parties are booked within a year.

➤ Acres Landscape Bids

- Board members reviewed and approved landscape 2 bids from the walk around the neighborhood and discussion they did with Lakewood's landscaper.

- ❖ Clubhouse landscaping and monument landscaping.

- ❖ Bid 1 (Monuments) – Liz 1st, Kristy 2nd, all in favor, approved.

- ❖ Bid 2 (Clubhouse) – Liz 1st, Candy 2nd, all in favor, approved.

❖ Homeowner Open Forum

- 5 homeowners in attendance.

- No comments.

❖ Adjourn

- 6:57 pm

LAKESWOOD PRAIRIE HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

April 3rd, 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 1st, Joe 2nd, all in favor, approved.

➤ Aerator Service & Install

- Board reviewed provided quotes and decided to proceed with Marine Biochemists.
- Kristy 1st, Joe 2nd, all in favor, approved.

➤ Pond Water Treatment

- Board reviewed provided quotes and decided to proceed with Marine Biochemists
- Kristy 1st, Candy 2nd, 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 1st, Candy 2nd, 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 1st, Joe 2nd, all in favor, approved.

➤ Crime Free Leasing

- Board discussed Crime Free Leasing for the neighborhood. This will begin May 1st, 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 1st, 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 1st, Candy 2nd, 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 1st, Candy 2nd, all in favor, approved.

❖ Board reviewed basketball hoop architectural application and approved it.

◆ Joe 1st, Kristy 2nd, all in favor, approved.

❖ Board reviewed deck architectural application and approved it.

◆ Joe 1st, Candy 2nd, 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

in case 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.