

# 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 ([dcarrroll@jolietcity.org](mailto:dcarrroll@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.

## LAKWOOD PRAIRIE HOMEOWNERS ASSOCIATION

### BOARD OF DIRECTORS MEETING

August 8th, 2018

#### ❖ Call to order

➤ 6:32 pm

#### ❖ Attendance

➤ Board Members

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

➤ Holly – Foster Premier

➤ Approx 11 homeowners along the Ridge Road fence line.

#### ❖ Approval of minutes from July 11<sup>th</sup>, 2018

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

#### ❖ New Business

➤ Perimeter Fence Removal

- Board had a lengthy discussion about options regarding the perimeter fence in the back of approximately 23 homes in the neighborhood. (Built by Lakewood Homes originally and on HOA property behind homes on Ridge Road)
- Yearly costs to repair fence are about \$7,000.00 to \$8,000.00.
- Board discussed options with homeowners to help cut down these costs.

- ❖ Options Discussed:
  - ◆ Continue to fix fence every year.
  - ◆ Cut down fence.
  - ◆ Cut down and have homeowner move onto their property if they wish.
  - ◆ Leave fence where it is and as is and transfer the property to homeowner to become their responsibility.
  - ◆ Leave fence where it is, pay to install steel posts and fix any current major damage and then transfer the property to the homeowner to become their responsibility.
- Perimeter fence homeowners requested the HOA to take out a bank loan or to special asses the neighborhood to help offset the cost of the yearly fence repairs.
- Board is trying to weigh costs of options for the good of the affected homeowners, the entire neighborhood, and the best use for HOA funds.
  - ◆ How much to take down fence?
  - ◆ How do we “give” property to homeowners?
    - Fees for transaction?
    - Title of property?
    - How would a transfer of this property affect homeowners should they sell their house? New homeowner would have to agree into the terms of responsibility of fence.
- Solutions Discussed (but finalized)
  - Homeowners to choose between two choices within decision date deadline, otherwise fence will automatically be removed.
  - Easement Agreement
    - ❖ Homeowner assumes all responsibility, costs (ex. repairs and maintenance) moving forward.
    - ❖ Have homeowners record fence against deed for house. (vs legal agreement??)
    - ❖ Homeowner to keep fence on HOA property, but they are required to maintain and repair as needed.

- ❖ If/when home is sold, homeowner agrees to remove fence at their own cost or relocate onto homeowner property at their own cost.
- ❖ No paid assessment letter will be given until fence is removed or relocated onto homeowner property. (in event of sale of home)
- ❖ If fence should fail in any way, homeowner has 60 days to repair or remove otherwise easement agreement is terminated and fence will be removed by the HOA and cost billed back to homeowner?
- ❖ If super majority is voted for easement agreement, and a homeowner chooses not to participate, then fence will be removed from their property by the HOA.
- Relocation of fence onto homeowner property
  - ❖ HOA to split cost of moving fence onto homeowner property.
  - ❖ Cost will be shared 50/50 with participating homeowners and HOA.
  - ❖ Cost will consist of relocation and installing fence on homeowner property with steel posts and repairs as needed.
  - ❖ HOA will front the total cost of relocation and then homeowner's obligation will be billed in up to three installments on HOA account.
  - ❖ If homeowner obligation is not paid in full before scheduled relocation date, fence will be removed rather than relocated.
  - ❖ Homeowner property must be clear of all obstructions, including side fence panels if present, at the time of scheduled relocation.
  - ❖ Homeowner will now be responsible for all aspects of fence after relocation of fence onto their property.
  - ❖ Homeowner to give permission to have HOA relocate fence and enter homeowner property.
- If no super majority or any choice is chosen with specified time limit, fence will be removed immediately.
- Considerations for solutions
  - Cost of attorney/recording fees etc.
  - Super majority needed may be difficult to obtain
  - If no solution choice chosen, should fence just be removed?
  - Possibility from loss from unpaid homeowner obligation from foreclosures from houses HOA paid to move fence.

❖ New Business

- None

❖ Homeowner Open Forum

- None

❖ Adjourn

- 7:35 pm