

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 11th, 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 downs 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

LAKWOOD PRAIRIE HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

July 11th, 2018

- ❖ Call to order
 - 6:30 pm
- ❖ Attendance
 - Board Members
 - Dave Roemer, Kristy Bonomo, Elizabeth Grady, Candy Rose, John Luczynski.

- Holly – Foster Premier
- ❖ Approval of minutes from 3/28/2018
 - John 1st, Candy 2nd, all in favor, approved.
- ❖ New Business
 - Solar Panel Approval Standards
 - The board had an application for solar panels for the first time and therefore had to create some guidelines and a policy to handle them. Board discussed placement options such as location options for the roof vs options on the ground and construction options such as colors, water piping colors, mounting, etc. Board will share full guidelines that were created.
 - Board would like an architectural application process to apply to solar panels.
 - John 1st, Dave 2nd, all in favor, approved.
 - Amendments to Declaration
 - Board has been hearing about more requests to change fence rules (heights and materials) and garbage cans rules and is considering trying the survey again to gauge interest in which rules homeowners would like changed and how they would like them modified.
 - Perimeter Fence Removal
 - Board had a lengthy discussion about options regarding the perimeter fence in the back of approximately 25 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 downs these costs.
 - ❖ Options Discussed:
 - ◆ Continue to fix fence every year.

- ◆ Cut down fence.
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- ◆ Leave fence where it is and as is and transfer the property to homeowner to become their responsibility.
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- 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.
- Board requested time to do some additional research to help make the best informed decision and agreed with homeowners to revisit the issue at a special meeting tentatively scheduled for August 8th, 2018 at 6:30 pm at the Lakewood Prairie Clubhouse.
- Homeowner Open Forum
 - Meeting minutes will be posted on the website once approved.
 - Elections are held in October each year. Information to run is included in the meeting notice mailer/email.
 - Please pick up after your dogs when on walks.
 - Please put all broken pool lounge chairs upside down next to the clubhouse so the lifeguards know to remove them from the pool deck premise and help prevent people from getting hurt.

- Please have lifeguards say “Safety Break” instead of “Adult Swim” as to not discriminate against children.

❖ Adjourn

➤ 8:48pm

➤ Officer Update

- Officer Demick
- Speed limit signs have been put up on VanDyke and the road is being monitored for speeders.
- Please come to a complete stop at the Fawnlily and VanDyke intersection stop sign.
- Calls in the area have mostly been for issues inside the home.
- Ridge Road is now being monitored more.
- Do not enter the clubhouse if the alarm is going off. If you enter the clubhouse and the alarm starts to go off, please exit immediately.
 - ❖ There was a claim off a 911 call from the red clubhouse phone that Officer Demick did not have a record of. Officer Demick returned to the clubhouse the morning after the BOD HOA meeting to test the phone with dispatch and 911 and it is in working order.
- There was a citywide initiative to shut down fireworks.
 - ❖ The city had 6 officers working overtime to monitor it.
 - ❖ If caught, you may receive a ticket and fireworks are confiscated as well.
- There has been a lot of calls for animals on the loose.

LAKEWOOD PRAIRIE HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

Wednesday, March 28th, 2018

❖ Call to order

➤ 6:58 pm

❖ Attendance

➤ Board Members

- Dave Roemer, Kristy Bonomo, Elizabeth Grady, Candy Rose, John Luczynski.
- Holly – Foster Premier
- ❖ Approval of minutes from 10/18/2017
 - Dave 1st, Candy 2nd, all in favor, approved.
- ❖ New Business
 - Reserve Study Proposal
 - Reviewed three contracts, chose Building Reserves.
 - This will help the board see where we are with our property and help to plan a budget. The study will give examples of parts of the property that may need replacement soon (pool resurface/clubhouse roof) so that Board can plan for expenses in a strategic manner.
 - John 1st, Dave 2nd, all in favor, approved.
 - Approval of Pool Contract
 - Approval of Pool Watch contract.
 - Discussed which key card or fob to use for new key card entrance in replacement of attendant at door. Discussed option of homeowner paying for 2nd card/fob upon request during application process.
 - Dave 1st, Liz 2nd, all in favor, approved.
 - Approval of Clubhouse/Pool Rules Rates
 - Board added “no glitter allowed” into rules.
 - Board changed rental fee to \$100 per rental, \$200.00 for both rental slots and pool rental to \$50.00. Change to be effective April 6th. Rentals already booked will be grandfathered in.

- Cleaning fees will be \$150.00
- Dave 1st, John 2nd, all in favor, approved.

➤ Approval of Fine Structure for Violations

- All have a 6 month warning window.
- Mold – 1 warning, 3 fines of \$250.00, then sent to attorney and HOA to fix at homeowner expense. Monthly checks.
- Garbage cans – 1 warning, then fined \$25, \$50, \$75. \$75 per violation after 4th violation. Weekly checks.
- Rental Signs – 1 warning with 15 days to comply, then \$150.00 per week violation after that.
- Dave 1st, John 2nd, all in favor, approved.

➤ Clubhouse Landscaping Bid

- Board reviewed bid to landscape clubhouse, including putting in new bushes, flowers, and hostas.
- Liz 1st, John 2nd, all in favor, approved.

➤ Community Tree Replacement

- Board to delay voting on contract to replace trees in the neighborhood. Would like more bids with other tree options and modify bids to pull water from southeast pond.
- Board did approve budget not to exceed \$10,000.00.
- John 1st, Liz 2nd, all in favor, budget approved.
- 17 trees need to be replaced.

➤ Turf Restoration Bid

- Approved turf repair around the neighborhood.

- Warrantied at 80-90% sprout rate, provided we water.
- John 1st, Kristy 2nd, all in favor, approved.

➤ Perimeter Fence Discussion

- Board would like to remove perimeter fence completely. HOA has spent a lot of money to continually repair. Board would like to notify homeowners with perimeter fence now; fence will be removed in the fall. Homeowner will have option to pay a company to move HOA fence on their property if they would like to keep their section.

➤ Pool Resurfacing Discussion

- Board is aware pool resurfacing may need to take place soon and would like to have a budget prepared.

➤ Open Homeowner Forum

- Homeowner gardening on empty lot (on Fawnlily) to be sent a cease and desist.
- Homeowner request to build a monument at the VanDyke entrance. Board would like too, however as discussed before, it is not believed there is HOA property/empty space to build on. This can be revisited after VanDyke is completed.
- Pot Hole on VanDyke is getting larger. Please report to the city.

❖ Adjourn: 8:18pm

➤ Officer Update

- Officer Carroll – email address dcarroll@jolietcity.org and Officer Demick
- Speed limit signs have been put up on VanDyke.

- Please have your children obey curfew hours.
- Officers will be patrolling VanDyke since signs are posted now and they can ticket speeders on the street. They will be testing places to sit.
- Car burglaries down, but stay vigilant as it usually rises again summer time.
- Neighborhood calls are mostly for domestic issues, except for some graffiti that was reported.
- HOA does not police streets, please call the police to handle issues.
- You can file complaints with the city over street parking and not being able to see around curves.
- Please stop at the stop sign at Fawnlily and VanDyke.
- If there is a broken down car in a driveway (ex. Flat tire) please report to the HOA. The HOA can work with the owner. If a renter, they can still be ticketed by police.
- Parkway tree trimming. Please keep filing complaints. The more we have, the sooner it will be addressed. (You can go through city website or GO Request app)
- Please report street light outages to ComEd. Try to get the pole number.
- Please follow correct traffic patterns for traffic circles and yield to those already in the circle. There has been issues at the Bellflower circle, people are not stopping at the stop sign and yielding to those in the circle.