



Board of Directors Meeting Minutes Thursday, November 30, 2023, 7:00 PM

Opening items:

Announcement of recording and live broadcast: 7:00 PM start.

Association Updates

- Exterior Signage: A style to compliment the Clubhouse building has been chosen. The next step will be to acquire comparable bids for the best price. No exact pricing or timeline has been determined.
- Amendments to the Declaration Committee: Barb will fill in as temporary Chair for the remainder of her term. The next meeting has been scheduled for December.
- Clubhouse Roof: The Clubhouse Roof is currently being replaced due to hail damage. A claim was made through the Association's insurance.

Vistors:

Officer Update

Visitors Report:

No burglaries; 1 call for battery - following up on that

Drag Racing on Ridge - Speed Trailers

If having packages delivered have someone at home or have alternate delivery

Possibly apply for a grant for cameras - No questions

Meeting Agenda:

Approval of Meeting Minutes

2024 Budget

2024 Pool Season

Pool Rules Update

Management Bids

Election Update

Items:

Approval of Meeting Minutes

Motion to approve meeting minutes for the September 12, 2023, Board of Directors meeting.

Motion: Barbara Will-Henn

Second:Derrick Mainor

All Ayes:

2024 Budget

Motion to approve 2024 Budget as presented.

Motion: Barbara Will-Henn

Second: Derrick Mainor

Discussion:

Mainor: Aye

Brass: Aye

Will-Henn: Aye

2024 Pool Season

Motion to approve Water Watchers for 2024-25 Pool Season.

Motion: Barbara Will-Henn

Second: Nauteia

Mainor: Aye

Brass: Aye

Will-Henn: Aye

Pool Rules Update

Motion to approve pool rules for 2024 season. Vendors only requires a 15 minute break every other hour. All Adults and children must exit the main pool.

New rules is as follows:

During guard safety breaks, no one will be allowed in the main pool. The fifteen (15) minute guard safety breaks will occur each day at 11:45 am, 1:45 pm, 3:45 pm, and 5:45 pm.

Second: Nauteia Brass

All Ayes:

Management Bids

Motion to approve vendor for Association Management.

Second: Nauteia Brass

Associa- Office located in Plainfield with several other in Chicagoland area.

Contact is for February 01, 2024 – January 31, 2026 at \$3,150.00 per month.

Service includes 4 Board Meetings and 24 Inspections.

Mainor: Aye:

Brass: Aye

Barber: Aye

Will-Henn: Aye

Election Update

The Annual Election has been postponed to late March or early April due to the transition of management companies. Our new management company, Associa has the ability for homeowners to participate in electronic voting. We will further look into their process for the next election. A notice will be mailed to each homeowner with the meeting date.

Motion: Will-Henn

Second: Barber

Aye: All Ayes

Nay: None

Homeowner Questions:

Christina Driscoll

Q: At the last meeting it was decided that we will be doing online voting and it would be available for this next election. Have you narrowed down a company/s and if so who are they, and can we get further information like cost difference and the technology they use for safety and encryption?

A: Answered in meeting agenda.

Casheema Omowabi

Q: Please explain the plan to invest in electronic signage that will be placed at the clubhouse entrance. What is the projected cost of the sign, has a vendor or style been chosen and what is the expected timeframe of when the sign be purchased and installed?

A: A style to compliment the Clubhouse building has been chosen. The next step will be to acquire comparable bids for the best price. No exact pricing or timeline has been determined.

Q: What requirements must be met in order to qualify as a candidate for a board position? Is there anything that disqualifies a person from being able to run? On average, how much time commitment is needed on a monthly basis and what are some of the duties and responsibilities of a board member? How is the work load distributed between members and how does the board determine who's responsible for what?

A: The Powers and Duties of the Board of Directors along with a list of the Officers and Duties is provided in Articles 8 and 9 of the By-Laws. With nearly 550 homes the volunteer position can be particularly time-consuming requiring several hours a week.

Q: Which of the current board members will continue for another year and who will no longer be on the board? Please explain the length of each term and process of determining when a position is up for election.

A: The Board of Directors' term of office is provided in Article 5.2 Terms of Office of the By-Laws. Each Director is elected to a three-year term. Derrick and Keisha are appointed and will expire at the next election. Barb's elected term will end at the next election. Liz and Nauteia will each serve one additional year after the next election.

Q: What recourse do homeowners have when emails addressed to Foster Premier are not answered?

A: Please report any unanswered emails to the Board by contacting info@lakewoodprairiehoa.com. This will be investigated immediately.

Q: Please provide an update for the amendments to the bylaw committee. What is the committee currently working on, what progress has been made thus far and when can we expect to resume meeting?

A: Liz has resigned as Chair of the Committee. Barb will fill in as temporary Chair for the remainder of her term. The next meeting will be via Zoom on December 19th at 7:00 PM.

Q: For several months homeowners have been informed the board is investigating signage that will be used to remind homeowners of upcoming board of directors meetings. One idea was to invest in a costly electronic sign and another idea was to use inexpensive yard signs temporarily until there's a permanent solution. Homeowners have openly expressed our desire to have signage posted in the common areas. Has the board agreed to support the community by providing signage or does the board feel it's unnecessary and therefore decided not to proceed with the request? Please provide an update.

A: We have only received one request for signage to be added. We are continuing to investigate the addition of an electronic sign.

Open Homeowner Forum:

Mike and Karen Nebe
1311 Morgana Drive
Pool Sails - Taken Time Warranty
Pool Adult Time
Tree Trimming Service

Motion to Adjourn:

Motion: Will-Henn
Second: Barber
Vote: All ayes
Motion Passed