



Lakewood Prairie BOD Meeting Minutes Wednesday, March 15, 2023, 7:01 PM

Opening items:

Announcement of recording and live broadcast. If everyone could please silence their cell phones and if you need to take a call during the meeting, please step outside. Also we ask that everyone please be quiet.

Introduction of the Board members present:

Barbara Will-Henn

Nauteia Brass

Keisha Barber - 7:12pm

Derrick Mainor

Absent: Liz Grady

Meeting Agenda:

Approval of Meeting Minutes

Officers of the Association

Sargent Williams - Officer Hernandez - Officer Carroll

Pool Season 2023

Pond Entrances

Collection Practices

Committee Updates

Building & Grounds Committee

Open Homeowner Forum

Motion to Approve minutes for the December 19, 2022, Board of Directors meeting.

Name: Nauteia

Second: Derrick

Discussion:

Vote:

Ayes:all ayes

Nays:

Motion to Approve 2023 Officers of the Association Board of Directors

Name:Nauteia

Second:Derrick
Discussion:
Vote:
Ayes:All ayes
Nays:

The proposed positions are as follows:

Barb Will-Henn
President

Nauteia Brass
Vice President

Keisha Barber
Treasurer

Derrick Mainor
Secretary

Liz Grady
Past President

Officer Dennis Carroll - Neighboring Police Sector 35

Sargent John Williams - Officer Hernandez - Evenings/Nights

Watch commanders making sure they can get them into more of our westside meetings
Calls of service:

0 burglaries, auto burglaries, thefts,

Some calls for service: Domestic things; residences for loud music - issued once compliance ticket; civil type tickets a complainant needs to sign the ticket and attend court; ATVs and minibikes - please call for enforcement actions - not licensed drivers dangerous for them and others; parking over the sidewalks - cannot park over the sidewalk; speeding - biggest complaints in the city - city council will not do speed bumps; some speeding tickets issued along Barberrry; manning of officers is going up 260 -> 280; 5 - 6 officers on this side of 55 daily; FLOCK system - a camera system to get license plates lease the camera for information gathering; in progress 911 if not in progress non-emergency #; stop signs not used for speed control - traffic study before; sex offender registrants have different rules but you can call and check into that issue; solicitors - are allowed 9am - 9 pm each with their own permit visible; call if you have a sign or if they are unruly;

Move to Approve the 2023 Pool Season Dates and times:

Saturday, May 27, 2023, to Monday, September 4, 2023

Daily Hours: 11:00 AM to 7:00 PM

Abbreviated Hours:

May 30 to June 2: 4:00 PM to 7:00 PM

August 14 to 18: 4:00 PM to 7:00 PM
August 21 to 25: 4:00 PM to 7:00 PM
August 28 to September 1: 4:00 PM to 7:00 PM

Name:Nauteia
Second:Keisha
Discussion:
Vote:
Ayes:all ayes
Nays:

Move to Approve the 2023 Pool bid with lifeguards from Pool Watch, Inc in the amount of \$39,010.00

7 bids attempted; Bids received Aqua-guard 44,587; pool watch with guards 39,010.00 w/o ~25,350.00 + \$8500 for cleaning services w/o weekend cleaning; pool dolphins - \$36,177.99; water watchers \$39,300

Name: Nauteia
Second: Derrick
Discussion:

Vote:

Roll call:
Will-Henn
Brass
Mainor:
Barber:
Grady:

Table until until we receive further information on whether 18 yr olds can staff

Pond Entrances

For information only:

The Board met with all the homeowners adjacent to the pond entrances.

We are currently awaiting a bid from Gasperec Elberts Consulting, LLC to have the area professionally surveyed.

Acosta Fence Corp. will be providing a bid to have a small ranch-style fence installed.

Landscape Concepts Management will be out next week to evaluate the area and advise the Board of any landscaping issues.

Hampton Lenzini and Renwick Inc. are sending out an ecologist to inspect the shoreline for erosion. Professional Wildlife Removal of Illinois has been requested to inspect for beaver and muskrat damage.

Move to approve Collection Practices

Name: Keisha

Second:Nauteia

Discussion:

Vote:

Will-Henn:aye

Brass:aye

Mainor:aye

Barber:aye

Grady:

Below are the current collection policies and schedules. Once approved, these will be published in the Rules & Regulations Handbook that will be sent out later this year.

Current Payment Arrangement Policy

To keep all payment arrangements fair and consistent any agreement must meet this criteria to be approved:

- 12-month maximum arrangement.
- The assessment account must be at zero balance at end of the agreement, including the monthly assessments.
- No previous agreement within 24 months.

Collection schedule for past due accounts:

- Day 60- letter mailed to the homeowner by Management informing of account status. 30 days to respond.
- Day 90- Account turned over. Legal performs Tract Book Search & issues collection letters.
- Day 120- Statutory 30-Day Notice and Demand sent pursuant to the Illinois Eviction Act.

- Day 150- Board votes for 10-day Balance Due Letter, record a Lien against title, and/or file an Eviction Lawsuit.

Foreclose Directives: Board votes on a case-by-case basis.

Bankruptcy Directives: Board votes on a case-by-case basis.

Committee Updates

For information only:

Welcome & Events Committee:

Currently working to deliver welcome bags to new residents. Bags have been delayed due to printing issues with CC&R books, all welcome bags will be delivered within the next few weeks. The committee is also looking into hosting a spring event.

Laura Flint - Chair

Amanda Dirienzo

Tammy Mayes

Kelly Mahomes

Cindy Stuchl

Amendments to the Declaration Committee:

Discussing several ideas to help increase homeowner knowledge of the process to change the CC&Rs and new ways to increase participation in the surveys.

Liz Grady - Chair

Dan Manno

Donnie Tippie

Building & Grounds Committee:

We are excited to announce the formation of Lakewood Prairie's Building & Grounds Committee! The committee will advise the Board of the state and condition of common areas and property, their maintenance, and upkeep.

Once formed, the group will meet to review the grounds and present suggestions to the Board. We are currently seeking volunteers to join the committee. Please visit our website to apply.

Barb Will-Henn- Chair

BOD Questions: Are these committees closed or are they still open? Rolling applications all apps sent to committee chairs

New Business:

Open Forum:

Natalie Meyer -Icenogle
7722 Mossheather Drive
Concern to the new key fob for the pool

Mike Borishave
1108 Jewelflower
Fees associated with pool app - No

Labrea Harris
1314 Goldfield Lane
Dogs off the leash

Tim Gartner
7727 Morgana Drive
Time for Architecture Applications - 45 days

Melanie Short
7723 Mossheather Drive
No election - no quorum - board appoints
Who pays the lawyer fees if the court does not appoint?

Lee Grossett
916 Angelica Circle
Are signs going up before actions completed?

James Borishade
1101 Jewelflower
If a person is caught not curbing their dog is that ticketable? Littering?
Compliance ticket is \$150 ticket
Lifeguards - are we co named for certificate of insurance

Casheema Omawobie
913 Plantain Drive
30 questions
Special meeting -
Bids - some will not
Insurance costs
Garage surrounds - there are no surrounds that are allowable for garbage storage

Algae question

Jackie Kurtz

1313 Barberry Way

Would it be possible to have clubhouse staff work from the clubhouse?

MIke Driscoll

1501 Barberryway

Do landscapers pick up trash

Is there a refund for people who do not hold up their contracts?

Angie issues with staffing and they may not

Melanie Short - garbage

Natalie Meyers-Icenogle - garbage

Lindsey Lang

1310 Goldfield Lane

Garbage can surrounds

Send out clarification

Casheema Omawabie

Capacity of clubhouse - part of meeting

Victoria Broadway

911 Plantain

Can the garbage be changed?

Move to Adjourn

Name:Keisha

Second:Nauteia

Vote:

Ayes:All ayes

Nays: