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Report from the Homeowners Association Annual Meeting **8th February 2023**

The Annual Homeowners Association Meeting was held via Zoom on 8th February 2023. Once again, participation was disappointing with only Board members plus 4 households represented. However, decisions made affect all Homeowners equally.

A summary of the agenda items covered are detailed in the following paragraphs.

Review of 2022 Expenditures.

Details of the 2022 Budget outcomes were as reported in the Calling Notice. The Treasurer pointed out that Landscape Maintenance was the primary cause of an overspend, mainly because the cost of fuel had risen so much during the year that a penalty clause in the contract allowed an additional charge to be applied. The cost of mulch was also above the budgeted amount for the same reason.

The other Budget item that was overspent was Web Site support. The reason for that was because that charge is made up of 3 separate items that become due after one, two and three years. In 2022, the payment all became due in the same year. Future budgets will show an amount averaged over a 3-year period

Proposed 2023 Budget

The details of the proposed 2023 Budget were as shown in the calling notice. The Treasurer informed the meeting that the main cost driver in the 2023 budget was, once again, Landscape Maintenance. The new 3-year Landscape Maintenance contract that begins in 2023 includes the increased costs of fuel, fertilizer and manpower, an increase of \$1300 over the planned 2022 contract.

In addition, the Monuments at both entrances are in dire need of repair as the cement work around the stone needs repointing before the monuments suffer damage from disrepair. Therefore, the amount reserved for Monument Maintenance was increased to \$2000, bringing the 2023 budget increase of approximately \$3500 over the 2022 Budget.

The Treasurer then explained that with a total 2023 planned expenditure was \$23598. Taking account of our balance at the Bank of \$6240 and subtracting our Strategic Reserve of \$6000, \$240 remains available for 2023. Therefore, the income required

from the 2023 Assessment is: $\$23598 - \$240 = \$23358$. For Homeowners that means $\$23650$ divided by $86 = \$272$. **The Annual Assessment is \$275 for 2023.**

The proposed budget was approved without objection.

Payment Methods.

Several Homeowners have asked whether it is possible to pay Association Fees via Credit Card, Zelle or Chase Pay etc. On investigation it was established that, as our Bank Account is a Not-for-Profit Business Account, it cannot accept such payments as they are only permitted from and to personal accounts.

As a result, the Association can only accept Cash, personal checks or checks made through members "Bill-pay" from their bank accounts. A number of Homeowners currently use the bill-pay method quite successfully.

Late Payment Policy.

No one likes to pay late fees! However, our Late Fee policy is quite generous in both amount and time, raising from \$10, \$25 and \$50 over an extended period. It is NOT optional! If not paid, late fees will be added to the amount due in the following year.

To avoid late fees, pay on time. If you do have a problem, contact the Treasurer before the due date and arrangements can be made for payment. Our desire is not to punish but to encourage timely payments and negate an unnecessary administrative load on the organization.

Elections to the Board.

As there were no volunteers from Homeowners to fill the two vacant Board seats, The President asked both outgoing members if they were willing to serve another term. They both agreed and were therefore voted back to the Board. In 2024, there will be 3 Board members whose terms in office will expire. Once again, volunteers will be called for early in 2024.

Motorized Vehicles on Common Areas.

A continuing problem. Our Rules and Regulations, para 5.4 states "No motorized Vehicles may be driven or parked on common property, including the Berms bordering the Naperville/Plainfield Road and the Detention Pond area."

This rule includes ALL motorized vehicles, whether powered by gas, diesel or battery. It includes bikes, dirt bikes, mini bikes and 4-wheel vehicles. The reason for this rule is, in the first instance, safety. Secondly, in the event of an accident, there is the possibility that the Association may be held liable for any injury or damage and as such incur large costs that would be payable by all homeowners. The final reason is aesthetics. Any motorized vehicles, no matter how small, could rip up the grass while spinning wheels on damp grassy surfaces, leaving the Association to repair the damage at everyone's expense.

It was emphasized that the only enforcement options open to the Board was to fine repeat offenders if they live in the Subdivision and/or otherwise to call the Police. In that

regard, it would be helpful if anyone seeing any offenders, could take a picture of the action.

The President informed the meeting that Board has agreed that signs will be placed around the Detention Pond area during this spring. It is also intended that a Board member meets with the Village with a view to liaising with the Park District on a more permanent Fence. Homeowner Steve also suggested talking with the Village about placing a Bollard in the center of the northern end of the path from the Canoe Launch to discourage cars from taking “shortcuts”

Block Party.

The Board thanked Eunice Kreger and her team for hosting a very successful low key Block Party as a “get to know you” gathering – the first in several years. The format was perfect and about 50 members attended. Eunice has kindly offered to lead her team again this year. Please support the event when it is arranged later in the summer. Details to be announced.

Any Other Business.

There being no other business, the President thanked those that did attend and closed the meeting at 8.15pm