



**James Place Homeowners Association
Board Meeting Notes
April 14, 2024**

1. Accept Annual Meeting Minutes – February 18, 2024

- Yes

2. Presidents report

- Wheaton Christian Grammar School
- Linda sent the desired speed limit sign on Coventry to Jeff Brooke before Spring Break. WCGS will pay for it. Will wait until after school is over likely to follow up
- Ask about a speed bump on their property?
 - May not be our jurisdiction?
- Not clear if the sign has been approved by the Village, timeline, etc.

3. Vice President Report

- We have board insurance coverage per Monica

4. Treasurer's Report

- set James Place 2024 Budget
 - o expect a similar budget as last year. Will include printed directories for this year (73 homes)
 - o Have all line item info/numbers from Monica
 - o What is \$150 for Web Hosting? Likely to keep James Place website active
- Set James Place dues for 2024
 - o agreed to keep at \$150
 - o \$24,840 is current surplus
 - o No major surprise expenses expected
- Linda plans to serve as Treasurer as well
 - o Collecting 73 checks is primary job
 - o Primary payments are for Siebert, Insurance Bill, and HOA deposits

5. Landscaping Report

- Siebert 2024 Landscaping
- First mow this week, didn't see any clean up

6. Neighborhood Watch

- Milton township to replace dim bulbs
- Does Ben have access to JPHOA Website. Sent [link](#) to him, but how to edit/add content? He'll work with Julie on how to do that
- Bunny saw large coyote on her porch

7. Directory status

- Bunny spoke with Julie about the directory
- She'll print what we have, and walk around to hand deliver them to meet new people. Get updated info from them onsite ideally (do email or Facebook communication to give them heads up)
- Offer the idea of including your kids who want to shovel driveways, mow lawns, dog walker, babysitting, etc.
- Remove landlines that aren't in use anymore

8. Communications

- We need to post Minutes from the Annual Meeting, Feb 18th meeting to the JPHOA Website site
- Also need to send an email blast to homeowners advising of new Board Members and their contact information
- Look into an app that helps us tap into trustworthy contractors within the neighborhood. Also leverage for group discounts
- Think about ideal communication methods as neighborhood demographic/age changes (group text, etc.)

9. Update of the Community Fund and Social Committee - who wants to spearhead this

- Taryn to serve as Social Coordinator, leverage increasing number of kids and retention area
- Community Fund is extra (optional) donation above/beyond the \$150 HOA
- Will include on dues letters, but remit to someone else (keep it separate from HOA payments)

10. New Business

- Next meeting is not determined. Will email as needed