

## Five Oaks HOA Meeting Minutes: September 25, 2019

### Call to Order:

- Present: Belinda Olszewski (President), Howard Smith (Vice President), Sylvia Danahey (Treasurer) Laura Michalski (Secretary), Pat Lynn (ARC Chairman)
- Not present: Bill Fanizzo (Lake Manager) and Peter Cokinos (Lake Manager)

### Approval of Prior Meeting Minutes:

- July 29<sup>th</sup> meeting minutes
- Yes votes:
- Belinda Olszewski, Howard Smith, Sylvia Danahey, Laura Michalski, Pat Lynn

### Treasurer's Report:

- \$17,512 for reserve for both accounts. Transfer \$2500 from the HOA regular account and HOA Lake account into the reserve accounts.

Budget Discussion for 2020: discussion of having a promotion of funds for Five Oaks. 93 land lots pay \$??/year and 35 lake lots (381 go into lake and \$379 go into land) pay \$26,600/year. For Dec meeting, Belinda would like to propose to lower fee to \$325 land fee and \$706 lake fee.

Five oaks website, top owners association website, 106 views

### New business:

- Request for a variance to have a solar battery unit to operate boat lift on Lot #123 Laura Michalski, owner, Motion by Belinda, seconded by Sylvia Danahey. Belinda Olszewski, Howard Smith, Sylvia Danahey, and Pat Lynn voted yes. Laura Michalski abstained.
- Request for a variance to install riprap on Lot #123 Laura Michalski, Lot #124 Scott Krill, and Lot #128 Greg Prskalo, Motion by Belinda Olszewski, seconded by Sylvia Danahey. Belinda Olszewski, Howard Smith, Sylvia Danahey, and Pat Lynn voted yes. Laura Michalski abstained.
- Pond Summary: Sylvia Danahey stated there are 8 lots (5 out of 8 are vacant lots) sharing the pond. Village of Frankfort agreed to remove muskrats and dens after the pond area is cleaned up. Sylvia Danahey proposed the HOA pay for initial pond clean up for \$9800 and pond residents maintain it yearly. Laura Michalski raised the concern of HOA paying \$9800 for pond cleanup going down the drain if 5 vacant lots are not maintaining their lots and weeds come back into the pond after cleanup resulting in returning where you started from. Another resident mentioned HOA may not be successful to collect liens on vacant pond lots if their mortgage forecloses. Another resident mentioned he read the covenants to read it's the HOA's responsibility for the pond; however, another resident mentioned the Pond is 100% private property since there are no public easements. Several residents raised their hands stating they want the HOA to clean up the pond initially and Pond residents to maintain it yearly. Howard proposed that the Pond Committee (Sylvia, Howard, and Pat) meet again to have a plan of action and determine the engineering of the pond.

ARC Committee Report: 6 plans now, no updates

Update on Lake: Lake Managers to look into riprap for lake as a 5 year plan and trapping muskrats this year for both lake and pond. There is \$15,000 only in lake account reserve; therefore, we don't have enough to do both ends of lake. A lake resident offered to buy a lake license for \$7000 so that we have enough money to riprap both east and west end at the same time. Lake Owners will look into a discount if both east and west end of lake are done at the same time. Another resident recommended to pay \$10,000 for Pond clean up from \$123,000 account and use the same account to take out \$10,000 for the lake riprap. Table discussion

Belinda Olszewski set a Motion to add Sylvia as a fifth ARC Committee member because there is not an odd number in case there is a tie, all board members were on ARC last year, and the current ARC took longer than 1 week to approve plans. Laura Michalski stated that the ARC agreed to include all board members on future email communication. Sylvia Danahey stated that she has not received all email communication. Sylvia Danahey abstained, Laura Michalski voted no since 2 ARC members were not present to vote. Pat Lynn stated he doesn't have a problem with it; however, we would like to hear how the other 2 ARC members not present feel about it first. Howard Smith recommended to keep ARC at 4 members as it is currently and if there is a tie to have the remaining 3 board members vote. Laura Michalski recommended that all board members keep current roles for their one year term and after the one year term is completed, board members can add, delete, and/or change positions/roles.

Belinda Olszewski set a Motion for Laura Michalski to be added as a third Lake Manager. Laura Michalski respectfully declined and requested to complete current positions/roles on the Board and would consider Lake Manager position next year.

Five Oaks website: Village stated Five Oaks is a top owners association website with 106 views

Open Forum:

- Purple weeds: Spraying has been done and lake owners are to remove weeds. A resident stated the covenants mention the HOA Lake assessments take care of removing the weeds in the lake. Laura Michalski will inform Lake Managers
- Lots not being cut. Call management company and Belinda Olszewski

Motion to adjourn by Belinda Olszewski, seconded by Howard Smith, All in favor, meeting adjourned