



**GROVE ESTATES HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
December 3, 2024**

Minutes of the Board of Directors Meeting of the Grove Estates Homeowners Association, Oswego, Illinois, held at the Oswego Police Department located at 3355 Woolley Road in Oswego, IL 60543 at 6:30pm on the 3rd day of December.

I. CALL TO ORDER

Michele Morris called the meeting to order at 6:32pm for discussion regarding the budget, bioreactor updates/repairs, front sign repairs/landscaping, adapting fee schedule for infractions and announcing the board election results for 2025.

II. ROLL CALL OF OFFICERS

Present: Michele Morris (President)
Patrick Morris (Vice President)
Treasurer (Mike Kelty)
Secretary (Janine Kay)
Maintenance (George Escobedo & Martin Ivec)

Absent: N/A

Also Present: Greg & Megan Overstreet, Dan & Natalie Hoshell, Candace Kelty (6:34pm), Hilda Montes (6:36pm) and Cerise Escobedo (6:42pm)

III. APPROVAL OF THE MINUTES OF THE REGULAR MEETING

HOA minutes from meeting held on April 19, 2024 were approved by all board members (First vote-Janine Kay, seconded by Mike Kelty)

IV. CURRENT FINANCIAL CONDITION

Mike Kelty reported on the financial condition as of December 3, 2024 based upon preliminary financial information (see attached Expense Summary)

| | |
|---------------------------|-------------|
| a. Bank Operating Balance | \$15,030.97 |
| b. Bank Reserve Balance | \$30,726.39 |
| c. TOTAL ASSETS | \$60,268.79 |

d. Total Delinquencies \$9,000.00

- 6 lot owners; 6, 10, 17, 18, 42 and 50 have not paid 2024 assessments (\$1150/ea)
- 2 lot owners; 17 and 42 have not paid 2023 assessments (\$1150/ea)
- 1 lot owner; 17 has not paid 2022 assessments (\$1150/ea).
- Lot 43 is owned by Grove Ventures-HOA board waives yearly assessment fees for any owned lots per agreement already made prior.

Mike Kelty also reviewed future costs of the following



- a. Bioreactor repair (FVD/programming) \$9,500.00
- b. Bioreactor repair (replacement of VFD drives) \$4,000.00
- c. Bioreactore repair (lift station pump) \$6,000.00
- d. Lot Fence repair \$1,300.00
- e. Tree removal from HOA property \$1,000.00

Mike Kelty also reported 2024 profit and loss report and compared expense payees. (see attached)

- a. Total Income \$60,268.79
- b. Total Expenses \$65,705.99

Payee Expenses

- a. Baker Electric \$433.88 (0.66%)
- b. Costello, Surrey & Rooney \$2,073.05 (3.16%)
- c. Danner Landscaping \$4,000.00 (6.09%)
- d. Flock Safety \$2,155.00 (3.28%)
- e. Liberty Mutual \$3,880.04 (5.91%)
- f. Masonry Doctors \$13,500.00 (20.55%)
- g. Mueller, Lawson & Frobish PC \$13,224.80 (20.13%)
- h. Nicor Gas \$863.71 (1.31%)
- i. Stone Specialists LLC \$1,500.00 (2.28%)
- j. Test, Inc \$7,548.50 (11.49%)
- k. Davey Tree Expert Co \$840.00 (1.28%)
- l. USPS \$364.00 (0.55%)
- m. Wheatland Landscaping \$11,250.00 (17.12%)
- n. ComEd \$3,951.05 (6.01)
- o. Law Offices of Daniel Kramer \$120.00 (0.18%)

Budget was approved. (First vote-Patrick Morris, seconded by George Escobedo).

V. OLD BUSINESS

George Escobedo discussed the maintenance work over the summer including street lights being changed to LED, fertilizing the grass on HOA property, trees trimmed on HOA property and trees treated in the entrance of the subdivision.

George then discussed the current issues of maintenance which included repairing the sprinkler and electric work by the sign. He also talked about the importance of having landscaping for the sign which includes cutting down dead trees. He also discussed having the tress pruned in the parkway to maintain their health. George provided multiple bids from various companies he met with for said maintenance issues.

- a. Jolly Services Inc
 - 1) Replace Timer, Relay & Rain Sensor \$900.00
 - 2) Cost of materials \$900.00
 - 3) Auger Street for wire \$1500-\$2000
- b. Davey Trees
 - 1) Tree Removal \$1,725.00



| | |
|------------------------------------|------------|
| 2) Stump Grinding | \$690.00 |
| 3) Landscape Planting | \$7,906.00 |
| 4) Mulching | \$3,780.00 |
| 5) Tree Pruning (July-August) | \$4,600.00 |
| 6) Tree Pruning (October-November) | \$2,300.00 |

Regarding the new sign, Michele Morris reminded everyone that no decor is to be hung on the sign, including nailing or screwing anything into the sign as done previously to hang holiday wreaths.

Mike Kelty also discussed the current state of the bioreactor and explained the importance of upgrading to cellular base. He also addressed placing liens on lots not paid.

VI. NEW BUSINESS

Michele Morris announced a new fee schedule for infractions that will be adapted, recorded and added to the website in the very new future. She also addressed that the board is no longer using a management company as they did not do any work for us as promised. (First vote-Janine Kay, seconded by George Escobedo.)

Michele also stated there is a new firm the board is working with, Costello, which will be used primarily for collections and liens as they are more cost effective. (First vote-Mike Kelty, seconded by Marty Ivec.)

Michele let everyone know that lots 12, 13 and 14 have recently sold and should be building soon. She reminded everyone that board approval is needed before any lots are cleared or any projects begin even if a county permit has already been obtained. She also reviewed that in the PUD agreement, there are significant trees per the County that the HOA is responsible for maintaining. She stated everyone that tree surveys are necessary during the building process followed by HOA approval before receiving a permit from the county. Hilda Montes then spoke up and asked for clarification of PUD agreement and HOA approval. Hilda stated she didn't see anywhere in writing that the HOA had any say regarding the tree survey. Mike Kelty spoke up and reminded Hilda that the HOA is responsible for maintaining the PUD agreement, therefore the board needs to have a say in which trees are cut down so we can ensure the significant trees covered in the PUD are protected.

Michele also reminded everyone of the dog at large ordinance of Kendall County which every homeowner that attended the meeting received a copy of this ordinance.

Michele Morris then announced the 2025 board and had ballots available to review, please note none of the homeowners looked at the ballots. The 2025 HOA board was approved by all with no opposed.

VII. HOMEOWNERS SESSION



Michele Morris opened up the meeting floor for any questions from the homeowners which were fully answered among members of the board. The following questions were presented the board:

- a. Dan Hoshell-review time needed for getting approval after submitting plans for a pool
- b. Dan Hoshell-asked how we can get out of our deficit
- c. Greg Overstreet-once bioreactor is fixed, will it cost less money to maintain it
- d. Megan Overstreet-asked how many lots are in the subdivision and if any of them are conjoining
- e. Hilda Montes-do all lots have to paid separately even if property lines are vacated
- f. Dan Hoshell-how does bioreactor system work
- g. Dan Hoshell-how often is the grass cut on the parkways
- h. Dan Hoshell-where to find out what the significant trees are
- i. Dan Hoshell-if removing shrubs was okay
- j. Dan Hoshell-how can we raise money for budget, special assessment or prepay dues
- k. Dan Hoshell-how to handle 2 dead trees he has that could fall on easement
- l. George Escobedo-possibility of having special assessment.
 - i. Michele Morris then asked by a show of hands who agrees with a special assessment
 1. Hands raised: George Escobedo, Dan Hoshell, Cerise Escobedo, Hilda Montes, Marty Ivec and Patrick Morris
 2. Opposed: Greg Overstreet and Candace Kelty
- m. Greg Overstreet-what repairs need to be done regarding directional or short board for electrical repairs and possibility of reducing costs of repairs to help with budget

Michele Morris made a motion to adjourn the meeting at 7:53. Seconded by Janine Kay, motion carried


GROVE ESTATES HOMEOWNERS ASSOCIATION - Yearly Expense Summary

12/2/2024













| | 2024 | 2025 (Est) | |
|---|-------------|------------|---|
| Anticipated Yearly Assessment fee collection (50 lots) | \$ | 55,350.00 | 47 lots @ \$1150 & 2 lots @ 650 & 1 Lot - No pay |
| Assessments collected in 2024+ late fees | \$ | 59,868.79 | 5 lots have not paid 2024 dues and one lot has not paid 2023 due. 1 lot has Paid 50% of 2024 dues. And 6 lots still owe lawyer/late fees. |
| HOA \$200 fees for lot sales | \$ | 400.00 | |
| GEHOA Reserve Acct as of 12-2-24 | \$ | 30,726.39 | |
| GEHOA Checking Acct as of 12-2-24 | \$ | 15,030.97 | |
| \$2000 residence fee payment (0 lots in 2024) | | | |
| Cash on Hand | \$ | 45,757.36 | |
| Regular Expenses | | | |
| Annual Report/Secretary of State | \$ | 10.00 | \$ 10.00 |
| Baker Electric | \$ | 433.88 | \$ 450.00 |
| Bank Maintenance Fees | \$ | - | - |
| Check Order | \$ | - | - |
| Danner Landscaping | \$ | 4,000.00 | \$ 4,400.00 |
| Com Ed - (2) monthly accounts | \$ | 4,251.55 | \$ 4,676.71 |
| Flock Security - 1 year | \$ | 2,155.00 | \$ 2,370.50 |
| Nicor - (2) monthly accounts | \$ | 963.71 | \$ 1,060.08 |
| Test, Inc - Monitoring of Bio Reactor System | \$ | 4,800.00 | \$ 4,800.00 |
| Postage /PO box | \$ | 364.00 | \$ 400.40 |
| Wheatland Landscaping - Mowing Maintenance | \$ | 11,250.00 | \$ 12,375.00 |
| Law Office of Daniel Kramer | \$ | 120.00 | \$ 132.00 |
| Liberty Mutual Insurance | \$ | 4,110.12 | \$ 4,521.13 |
| | \$ | 32,458.26 | \$ 35,195.82 |
| Repairs | | | |
| Test, Inc - Bioreactor repair (FVD / programming & assessment) | \$3,148.50 | \$ | 9,500.00 (est) |
| Test Inc - Bioreactor repair (replacement of 2 VFD drives & Installation) | | \$ | 4,000.00 (est) |
| Test Inc - Bioreactor repair (lift station pump) | | \$ | 6,000.00 (est - we are running on old new stock n |
| Masonry Doctors (Front Sign Repair) | \$ | 13,500.00 | |
| Stone Specialist (Cleaning of Front Sign) | \$ | 1,500.00 | |
| Davey Tree Expert CO. | \$ | 840.00 | |
| Lot Fence Repair | \$ | - | \$ 1,300.00 |
| Tree Removal from HOA property (Dead trees that are a fall potential) | \$ | - | \$ 1,000.00 |
| | \$18,988.50 | \$ | 21,800.00 |
| Unforeseen Expenses | | | |
| Costello Surry & Rooney-Attorney (Lawyer fees/collections) | \$2,073.75 | \$ | 5,000.00 |
| Mueller Lawson & Frobish P.C. (Lot Assessment Collections) | \$13,224.86 | | |
| 2025 project fees (estimated) | | | |
| Misc Expenses: (Board meeting signs, meeting rental fees, etc) | | \$ | 500.00 |
| TOTAL 2023 Expenses | \$66,745.37 | \$ | 62,495.82 |
| 2024 collected Assessments | \$ | 60,268.79 | |
| 2024 Net Surplus | \$ | (6,476.58) | |
| | | \$ | 62,495.82 |
| Expected \$2000 residence fee payment | | \$ | 2,000.00 |
| Estimated Net deficit / Surplus for 2024 | | \$ | (5,145.82) (Deficit) |
| HOA money owed - 2023/2024 Past due assessment/late fees - est | | \$ | 9,000.00 |
| 2025 Forecasted Deficit / Surplus with all dues collected | | \$ | (2,622.40) (Deficit) |
| HOA reserves (12-2-24) | \$ | 30,726.39 | |
| HOA Checking account balance (12-2-24) | \$ | 15,030.97 | |

Profit & Loss

Incomes

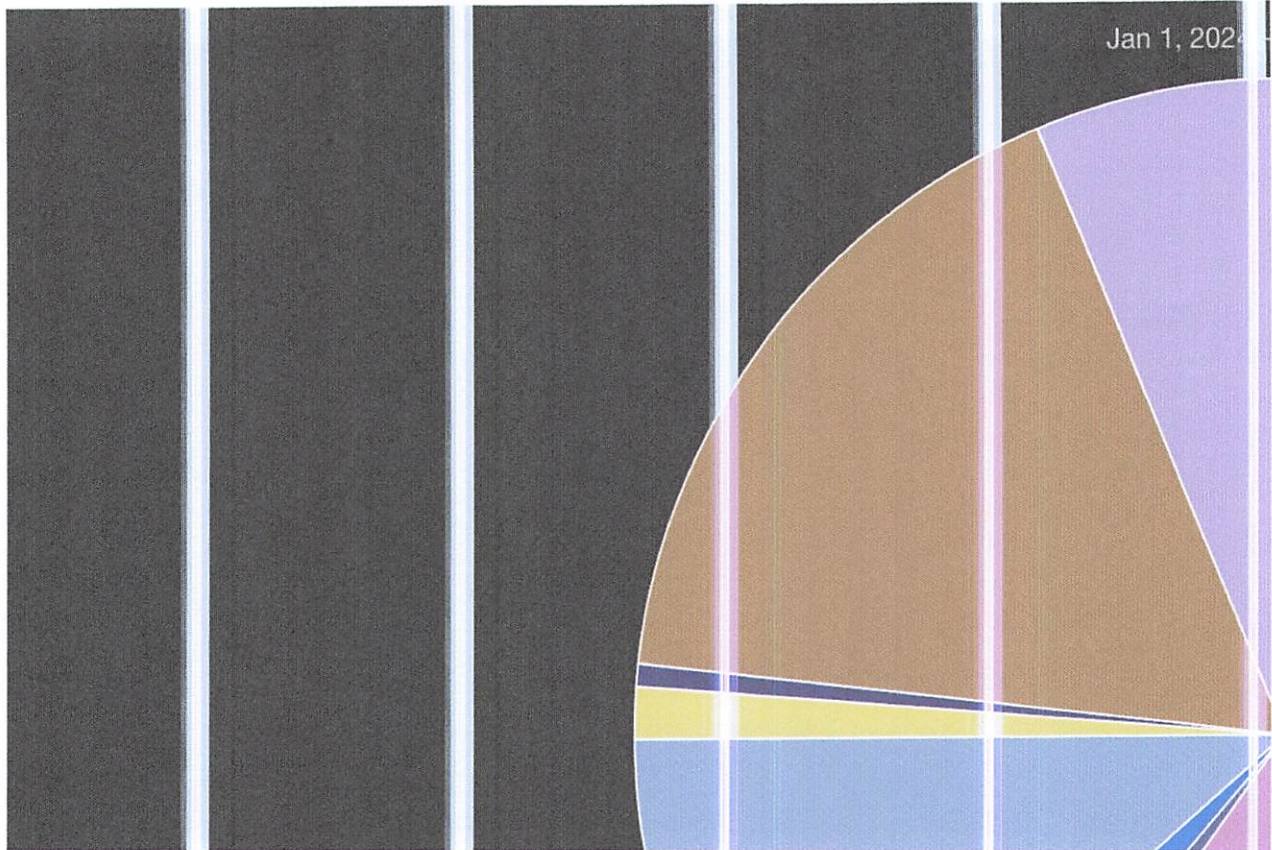
| | |
|---|----------------|
|  Yearly Lot Dues | +60,268.79 USD |
| Total Incomes | +60,268.79 USD |

Expenses

| | |
|---|----------------|
|  Bills | -19,953.14 USD |
|  Bills > Electricity | -3,951.55 USD |
|  Bills > Gas | -863.71 USD |
|  Bills > Other | -15,137.88 USD |
|  Bioreactor | -3,148.50 USD |
|  Bioreactor Service | -4,400.00 USD |
|  Housing | -15,250.00 USD |
|  Housing > Maintenance | -15,250.00 USD |
|  Insurance | -3,880.74 USD |
|  Laywer | -15,298.61 USD |
|  Other | -1,620.00 USD |
|  Security | -2,155.00 USD |
| Total Expenses | -65,705.99 USD |

| | |
|-------|---------------|
| Total | -5,437.20 USD |
|-------|---------------|

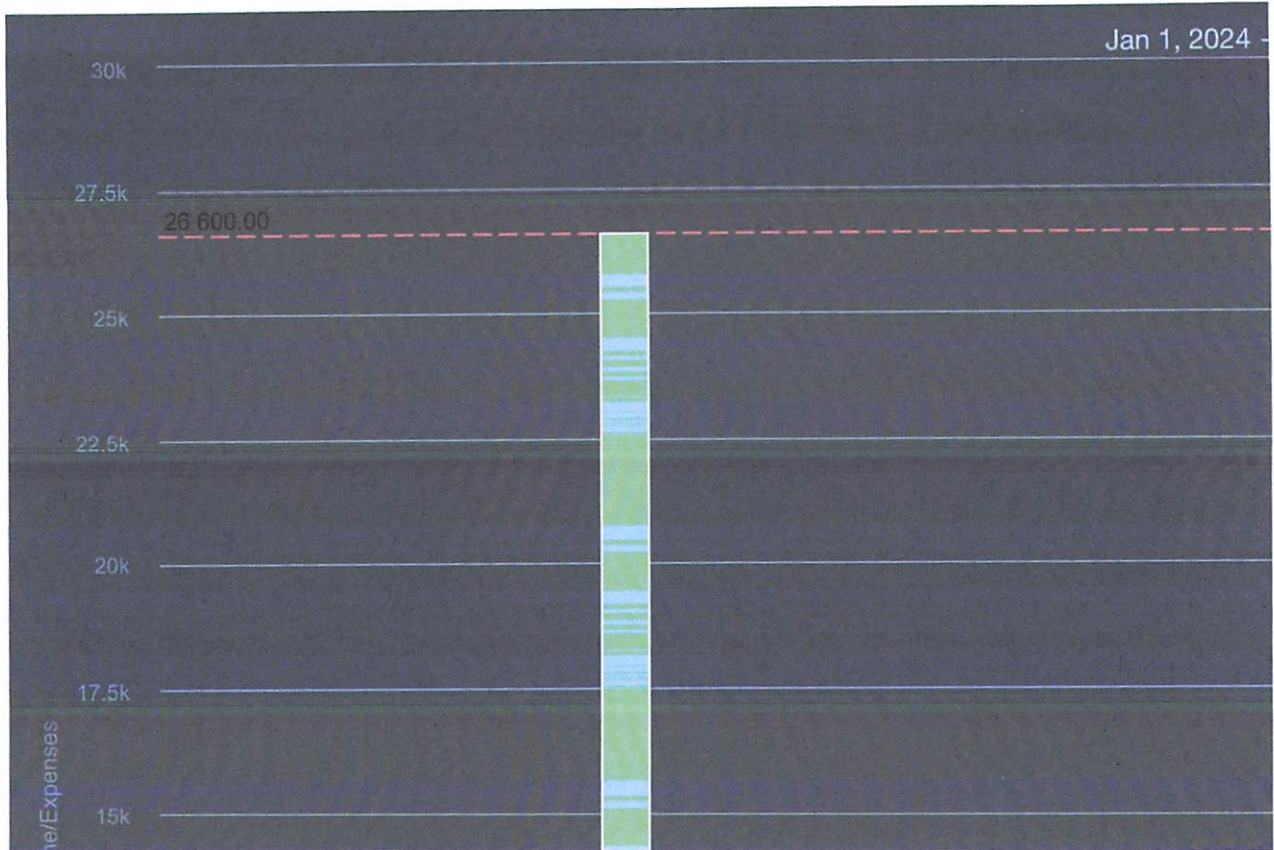
Compare Expenses Payees



| | |
|------------------------------|--------------------------|
| Baker Electric | -433.83 USD / 0.66 % |
| Costello Murray & Roone | -2,073.55 USD / 3.16 % |
| Danner Landscaping Inc | -4,000.00 USD / 6.09 % |
| Flock Safety | -2,155.00 USD / 3.28 % |
| Liberty Mutual | -3,880.44 USD / 5.91 % |
| Masonry Doctors | -13,500.00 USD / 20.55 % |
| Mueller Lawson & Frobish P.C | -13,224.80 USD / 20.13 % |
| Nicor Ga | -863.71 USD / 1.31 % |
| Stone Specialists LLC | -1,500.00 USD / 2.28 % |
| Test Inc | -7,548.50 USD / 11.49 % |

| | |
|--|--------------------------|
|  The Davi / Tree Expert Co | -840. 0 USD / 1.28 % |
|  United States Postal | -364.00 USD / 0.55 % |
|  Wheatland Landscaping LLC | -11,250.00 USD / 17.12 % |
|  comed | -3,951. 5 USD / 6.01 % |
|  law offices of daniel J Kræner | -120. 0 USD / 0.18 % |
| Total | 35,705.99 USD |

Cashflow



| | | | |
|-----------|------------|------------|-----------|
| Jan, 2024 | 0.00 | -3,685.99 | -3,685.99 |
| Feb, 2024 | 0.00 | -3,654.97 | -3,654.97 |
| Mar, 2024 | +26,600.00 | -4,111.26 | 22,488.74 |
| Apr, 2024 | +3,450.00 | -8,671.19 | -5,221.19 |
| May, 2024 | 0.00 | -5,616.25 | -5,616.25 |
| Jun, 2024 | 0.00 | -4,521.11 | -4,521.11 |
| Jul, 2024 | 0.00 | -1,463.02 | -1,463.02 |
| Aug, 2024 | +7,400.10 | -11,138.71 | -3,738.61 |
| Sep, 2024 | +13,509.52 | -14,850.57 | -1,341.05 |
| Oct, 2024 | 0.00 | -1,306.00 | -1,306.00 |

| | | | |
|-----------|-----------|-----------|-----------|
| Nov, 2024 | +9,309.17 | -4,069.54 | 5,239.63 |
| Dec, 2024 | 0.00 | -2,617.38 | -2,617.38 |