



**GROVE ESTATES HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
April 19, 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 Rd. in Oswego, IL 60543 at 7:00pm on the 19th day of April.

I. CALL TO ORDER

Michele Morris called the meeting to order at 7:00pm for discussion regarding the budget, bioreactor updates/repairs, front sign repairs, website, management company, attorney to collect fines and landscaping improvement.

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: Cerise Escobedo, Dan Hoshell, Hilda Montes, Candace Kelty (7:05pm) and Debbie Cardamone (7:05pm)

III. APPROVAL OF THE MINUTES OF THE REGULAR MEETING

HOA minutes from meeting held on October 16, 2023 were approved by all board members (First vote-George Escobedo, seconded by Patrick Morris)

IV. CURRENT FINANCIAL CONDITION

Mike Kelty reported on the financial condition as of April 19, 2024 based upon preliminary financial information (see attached Expense Summary)

a. Bank Operating Balance	\$37,978.93
b. Bank Reserve Balance	\$30,698.92
c. TOTAL ASSETS	\$63,995.16

d. Total Delinquines \$8,950.00

7 lots Owners 13, 14, 17, 42, 43, 47, 49 have not paid 2023 assessments. (\$1150/ea) 2 lot Owners 17 & 43 have not paid 2022 assessments (\$1150/Ea.) Lot 43 is owned by Grove Ventures-HOA board waives yearly assessment fees for any owned lots per the agreement already made prior



Mike Kelty also reviewed future costs of the following

a. Bioreactor Repair	\$9,500.00
b. Sign repair & maintenance	\$15,000.00
c. Increasing landscaping costs	\$5,800.00
d. Attorney fees	\$1,500.00
e. Website development	\$200.00
f. Generator maintenance	\$500.00
g. Other miscellaneous expenses	\$500.00

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

a. Total income	\$30,050.00
b. Total expenses	\$17,5110.76

Payee Expenses

a. Baker Electric	\$433.88 (3.46%)
b. Costello Surrey & Rooney	\$2,073.75 (16.54%)
c. Flock Safety	\$2,155.00 (17.19%)
d. Liberty Mutual	\$1,370.04 (10.93%)
e. Nicor Gas	\$250.47 (2.00%)
f. Test Inc	\$4,348.50 (34.68%)
g. United States Postal	\$364.00 (2.90%)
h. ComEd	\$1,543.60 (12.31%)

It should be noted at this time, all members of the board approved that future expenses are to be approved by the President (Michele Morris) and Treasurer (Mike Kelty) with no board meeting necessary. (First vote-Janine Kay, seconded by Martin Ivec).

V. OLD BUSINESS

Repairing the bioreactor for the the cost of \$9,500.00 was approved by all members of the board. (First vote-George Escobedo, seconded by Mike Kelty)

Repairing the front sign for the cost of \$15,000.00 was approved by all members of the board. (First vote-Patrick Morris, seconded by George Escobedo)

Our website (www.GroveEstatesOswegoHOA.com) was presented and explained how it will help with transparency between the HOA and the residents. Any meetings or updates will be posted on the website as well as important information such as covenants, lot maps, county regulations, etc.



VI. NEW BUSINESS

Michele Morris then explained the importance of hiring a property manager for \$250.00/month. She stated the associated management company would help collect association dues, issue any notices, plan meetings, enforce that rules are being followed as well as other related duties. Hiring a property management company, specifically Sue Wood, was approved by all board members. (First vote-Janine Kay, seconded by Mike Kelty)

We then discussed hiring attorney, Gary Mueller, to help collect past due association fees and issuing correspondences to owners relating to fines that are owed. Hiring Gary Mueller was approved by all board members. (First vote-Patrick Morris, seconded by Martin Ivec)

George Escobedo then explained the current issues we have regarding fertilizing and weeding/grub control through the HOA common areas. George was able to provide multiple bids from various companies he met with the past few weeks that include fertilizer and weed treatments in the HOA common areas along Roberts Drive from Grove Road to the pump house.

- a. Danner Landscaping \$3,261.00 (for 3 treatments)
- b. Spring Green \$4,307.00 (for 4 treatments)

He was advised to get bids for the remaining HOA common areas throughout the subdivision.

George Escobedo also discussed the importance of preserving the trees in the front area of the subdivision along Roberts Drive. George explained that our spruce trees in the entrance of the subdivision are in need of treatment from Rhizosphaera. George was able to provide a bid for said treatment of the spruce trees from Davey Tree Expert Company who quoted \$3,020.00 for four separate injections to help save the trees from Rhiosphaera. Treating the trees as a means to save them from the disease that is present was approved by all board members. (First vote-Mike Kelty, seconded by Janine Kay)

Patrick Morris then explained the electric that needs to be repaired in the front of the subdivision for the sign. He stated a one inch board would be approximately \$9,000.00 and a 2 inch board would be \$12,000.00. The board unanimously agreed that the power to the sign would not be passed at this time and would have to be a possibility with next year's budget.

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. Please note during this time, the discussion of cutting trees down to build homes was brought up and it was explained by both Michele Morris and Mike Kelty that a site plan, tree survey and architectural review board approval is needed before the county will issue a permit to move forward to cutting down any trees. The following questions were then presented to the board:



- a. Dan Hoshell-what is necessary for building a pool regarding approval from architectural review board and permits
- b. Dan Hoshell-are there rules or regulations that need to be met to cut down any shrubs or planting new trees
- c. Dan Hoshell-questions about the bioreactor function
- d. Dan Hoshell-how to proceed with dead trees in your lot, but on HOA property
- e. Hilda Montes-why the architectural review board is the HOA and not Crestview

Michele Morris made a motion to adjourn the meeting at 7:47pm.

GROVE ESTATES HOMEOWNERS ASSOCIATION - Yearly Expense Summary










	2023	2024	
Anticipated Yearly Assessment fee collection (50 lots)		\$ 55,350.00	47 lots @ \$1150 & 2 lots @ 650 & 1 Lot -No pay dues. Lot 13/14/17/12/47/49 owes 2023 dues and lot 17 still owes 2022 (\$8950+late charges in total)
Assessments collected in 2023	\$ 45,425.00		
HOA \$200 fees for lot sales	\$ 800.00		
GEHOA Reserve Acct as of 10-16-23	\$ 30,690.39		
GEHOA Checking Acct as of 10-16-23	\$ 26,475.69		
\$2000 residence fee payment (4 lots in 2023)			
	\$ 57,168.08		
Regular Expenses			
Annual Report/Secretary of State	\$ 10.00	\$ 10.00	
AT&T - (3) monthly phone lines	\$ 2,361.61	\$ -	Cancelled AT&T Services
Bank Maintenance Fees	\$ -	\$ -	
Check Order	\$ -	\$ -	
Com Ed - (2) monthly accounts	\$ 3,635.06	\$ 5,100.00	
Flock Security - 1 year	\$ 2,155.00	\$ 2,155.00	
Nicor - (2) monthly accounts	\$ 1,076.17	\$ 1,183.79	
Test, Inc - Monitoring of Bio Reactor System	\$ 4,800.00	\$ 5,260.00	
Postage /PO box	\$ 475.00	\$ 434.00	
Wheatland Landscaping - Mowing Maintenance	\$ 5,250.00	\$ 5,800.00	Estimate for 2024
Liberty Mutual Insurance	\$ 4,110.12	\$ 4,110.12	
	\$ 23,872.96	\$ 24,072.91	
Repairs			
Testinc - Bioreactor repair (FVD / programming & assessment)	\$ 0.00	\$ 3,148.50	
Lee Legler - Generator Repair	\$ 300.00		
VFD Drive for Pump House	\$ 1,600.00		
Tree Removal from HOA property	\$ -	\$ 800.00	
	\$ 1,900.00		
Unforeseen Expenses			
Castello Surry & Rooney-Attorney (Amendment to HOA covenants)	\$ 3,176.62	\$ 2,073.75	
2024 project fees (estimated)			
Castello Surry & Rooney-Attorney		\$ 1,500.00	
Bioreactor Repairs (blow chamber pumps/leach field sensors/programming/remote monitoring)		\$ 9,500.00	
Front Entrance Sign Repairs (Replacement is \$40,000 +)		\$ 15,000.00	
Front Entrance U/G Electric Repair (broken U/G feeder line)		\$ 7,500.00	
Website Development		\$ 200.00	
Generator Yearly Maintenance (2 in total) - lack of maintenance required a premature unit replacement previously		\$ 500.00	
Misc Expenses: (Board meeting signs, meeting rental fees, etc)		\$ 500.00	
	\$ 28,949.58	\$ 63,995.16	
TOTAL 2023 Expenses	\$ 28,949.58	\$ 63,995.16	
2023 collected Assessments	\$ 45,425.00		
2023 Net Surplus	\$ 16,475.42		
		\$ 63,995.16	
Expected \$2000 residence fee payment		\$ -	
Current Net deficit for 2024 (4-17-24)		\$ (8,645.16)	
HOA money owed		\$ 8,950.00	
2024 Forecasted Deficit with with all dues collected		\$ 304.84	
HOA reserves (4-17-24)		\$ 30,698.92	
HOA Checking account balance (4-17-24)		\$ 37,978.93	

Profit & Loss

Incomes

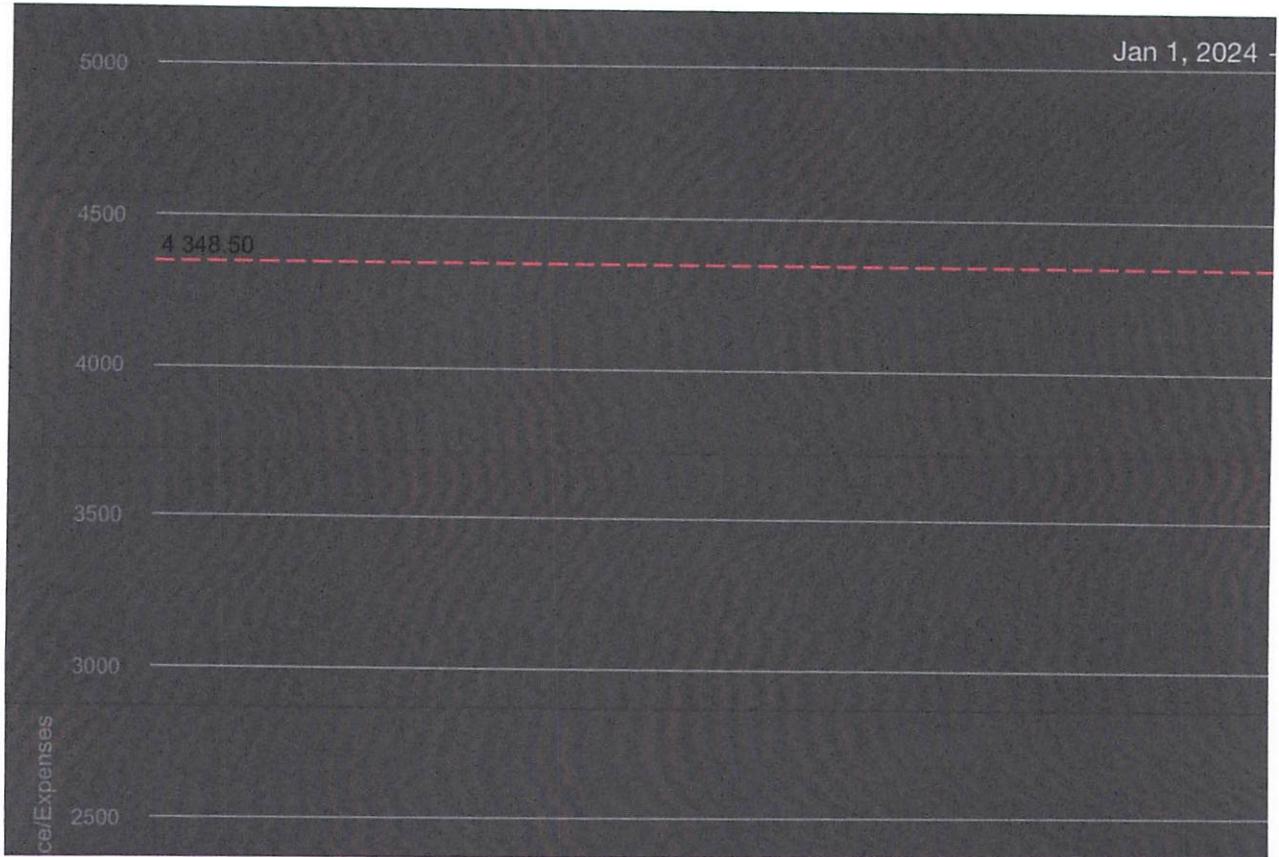
 Yearly Lot Dues	+30,050.00 USD
Total Incomes	+30,050.00 USD










Expenses






 Bills	-2,591.95 USD
 Bills > Electricity	-1,543.60 USD
 Bills > Gas	-250.47 USD
 Bills > Other	-797.88 USD
 Bioreactor	-3,548.50 USD
 Bioreactor Service	-800.00 USD
 Insurance	-1,370.04 USD
 Laywer	-2,073.75 USD
 Security	-2,155.00 USD
Total Expenses	-12,539.24 USD

Total	+17,510.76 USD
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Compare Expense Payees



	Baker Electric	-433.88 USD / 3.46 %
	Check #: 1038 Mar 3, 2024 at 8:55 PM	-433.88 USD
	Costello Surrey & Rooney	-2,073.75 USD / 16.54 %
	Check #: 1041 Mar 2, 2024 at 8:58 PM	-2,073.75 USD
	Flock Safety	-2,155.00 USD / 17.19 %
	Check #: 1035 Jan 17, 2024 at 8:45 PM	-2,155.00 USD
	Liberty Mutual	-1,370.04 USD / 10.93 %
	Liberty Mutual Apr 1, 2024 at 1:37 PM	-342.51 USD
	Liberty Mutual Mar 1, 2024 at 2:29 PM	-342.51 USD
	Liberty Mutual Jan 31, 2024 at 8:48 PM	-342.51 USD

	Liberty Mutual Jan 2, 2024 at 8:33 PM	-342.51 USD
	Nicor Gas	-250.47 USD / 2.00 %
	Nicor Gas Mar 29, 2024 at 2:14 PM	-41.62 USD
	Nicor Gas Mar 29, 2024 at 7:15 AM	-41.62 USD
	Nicor Gas Feb 28, 2024 at 8:54 PM	-41.62 USD
	Nicor Gas Feb 28, 2024 at 8:53 PM	-41.52 USD
	Nicor Gas Jan 29, 2024 at 8:47 PM	-41.72 USD
	Nicor Gas Jan 29, 2024 at 8:46 PM	-42.37 USD
	Test Inc	-4,348.50 USD / 34.68 %
	Check #: 1042 Apr 2, 2024 at 7:19 AM	-400.00 USD
	Check #: 1039 Mar 2, 2024 at 8:56 PM	-400.00 USD
	Check #: 1037 Feb 12, 2024 at 8:51 PM	-3,148.50 USD
	Check #: 1036 Jan 17, 2024 at 8:46 PM	-400.00 USD
	United States Postal	-364.00 USD / 2.90 %
	Check #: 1040 Mar 2, 2024 at 8:57 PM	-364.00 USD
	comed	-1,543.60 USD / 12.31 %
	comed Apr 2, 2024 at 1:38 PM	-48.52 USD
	comed Mar 29, 2024 at 1:39 PM	-296.09 USD
	comed Mar 18, 2024 at 7:17 AM	-328.50 USD
	comed Mar 18, 2024 at 7:16 AM	-85.38 USD
	comed Feb 9, 2024 at 8:49 PM	-132.79 USD
	comed Feb 9, 2024 at 8:48 PM	-290.44 USD



comed

Jan 10, 2024 at 8:41 PM

-96.46 USD



comed

Jan 10, 2024 at 8:41 PM

-265.42 USD

Total

12,539.24 USD