Grove Estates

HOA Meeting Minutes – Final (Approved 9/24/26)

Date: August 13, 2026
Time: 6:30pm
Location: Virtual Zoom Meeting
Type of Meeting: Meeting to appoint new HOA attorney

Board in Attendance:

Greg Overstreet, President
Jorge Montes, Vice President
Mike Cardamone, Treasurer (arrived at 6:45pm)
Michael Bernhard, Secretary
Dan Hoshell, Maintenance

Others Present:
Michelle Morris
Hilda Montes
George Escobedo
Cerise Escobedo
Janine Kay
Anisoria (translator for lot 42)

I. **Call to Order:** Meeting called to order at 6:4pm by Greg Overstreet

II. New Attorney Info:

Greg explained former legal representation (Jake Thygeson) had departed position at Costello, Surrey and Rooney. HOA has been looking for new legal representation; a few issues have come up that made it more pressing and therefore the meeting was called in order to select legal representation.

Greg explained that they he had done some research on potential firms we could use and got some recommendations and narrowed down to two firms, Keough Moody (atty Dawn Moody) and Tressler LLC (atty Katerina Heitkemper). Ultimately Greg recommended Tressler because they have a fixed fee schedule that is easy to budget for.

There were no questions for the board.

Cerise E. asked if it was the Tressler out of Chicago; Greg shared they have an office in Bolingbrook and office up north and believed they were a national firm but could not remember if they had an office in Chicago.

III. Vote

Greg asked for a motion to vote to approve Tressler; Dan gave a first and Jorge gave a second. All board members were in favor of hiring Tressler with none opposed.

IV. Assigning as Agent

In addition to retaining Tressler as the HOA's attorney, it was agreed to have Tressler LLC act as the registered agent for the HOA as well.

VII. Final Questions

Michele Morris asked about a letter she received and forwarded to Greg re. a threatened suit against the board. Greg stated that was one of the reasons this meeting was called quickly as we needed to secure legal counsel for advice. Michele stated the board acted in good faith and shared issues why the ARC review was disapproved twice. (2 front load garage on either side of house, shingles and that suggestions were made on how to make the house more aesthetically pleasing). She also suggested this was why the HOA has insurance and asked if it would be claimed on the new policy or old one.

Greg suggested this would be sent to the attorney for advice on how to proceed, hence the need for a meeting.

Michele also asked if allowing this to litigate would clear up misunderstanding in the CCR such as garages and Masonry and composite material usage. She suggested that other owners may be ready to file claim against homes that do not utilize all masonry fronts.

Mike C shared that in insurance claims like this, the insurance company assigns counsel and will depose those involved in the board at the time of alleged wrongdoing and determine how to proceed with settlement etc.

Michele M requested budget being posted online and bank accounts balances being posted online.

George E asked about bank balances and what they were. Mike C said there are 2 bank accounts; a reserve account and an operating account but did not know the balance of either offhand.

Michele said lot 43 has been trying to get in touch with Mike C about paying dues and asked why at the last meeting Mike didn't mention that they hadn't paid their dues.

Zoom meeting ran out after 40 mins and kicked everyone off. The meeting resumed shortly after.

Lot 42 has a lien on their property from the former board and would like the lien released; they inquired about how to release and had asked the former board but no one was listening. Mike C asked her to email him the information and the board would get the lien released.

Janine asked about the budget and said that she wanted the balance of the account as well.

There was some conversation as to when bank balances could be published and when could a budget for maintenance be established.

Greg said the board is working off of the information left from the former board including budget figures.

**Dan H also suggested we are working off the information left from the last board, there is an investigation of costs for the budget, review of existing budget and nothing has changed structurally that would change the projected costs from the prior boards numbers. We can share bank balances.

Michele asked about spending given the pending lawsuit and if it we should hold off on spending any money. Greg said that the next material spend was going to be the entrance light but it would be prudent to put that on hold for the time being in light of the current legal proceedings.

V. Motion to Adjourn the Meeting:

Made by: Greg Overstreet, Seconded by: Dan Hoshell
Meeting adjourned at 7:23pm

I, the undersigned, certify that the foregoing is a true and accurate record of the proceedings of the Grove Estates HOA meeting held on August 13, 2026

**Upon further investigation of documents passed on by the previous board, there was never an official budget set by the previous board for 2026. There was just a summary of expenses for 2025.

Michael E. Bernhard, Secretary

