Grove Estates

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

Date: July 28, 2026
Time: 6:30 – 7:30PM
Location: 3355 Woolley Rd Oswego, IL 60543
Type of Meeting: General Board Meeting and Grove Estates Update

Board in Attendance:

Greg Overstreet, President
Jorge Montes, Vice President
Mike Cardamone, Treasurer
Michael Bernhard, Secretary
Dan Hoshell, Maintenance

Others Present:
Michelle Morris
Amanda Albrecht
Debbie Cardamone
George Escobedo
Cerise Escobedo
Janine Kay

I. **Call to Order:** Meeting called to order at 6:45pm by Greg Overstreet

II. New Attorney

It was discussed that the HOAs current legal representation (Jake) left his firm, Costello Sury & Rooney; thus, there is a search for new counsel underway.

Some firms under consideration are Keough Moody and Tressler LLP. Further due diligence will be conducted by the board to determine the best fit and a decision will be made in the coming weeks.

III. Security Camera

Cancelling the current security camera contract is being considered. There is a cost to this of ~$3,000 annually; those funds may be repurposed for more beneficial use elsewhere. Michelle mentioned that the cameras were useful in catching theft at her property in

previous years. The current camera reads license plates only. Many current homes have their own cameras currently and as more homes develop there may be less need.

It was decided at the meeting that the board will speak with the provider of the security cameras and consider alternatives with them and also other security providers before any decision to cancel is made.

IV. Entrance Lighting

Mike Cardamone went through some options for lighting of the entry sign. He did not see it as cost effective to have Comed bring power from the light thus avoiding boring underground.

Mike Cardamone offered to use his expertise and company recourses to do his part at cost. This route would be boring underground and repairing the line. This would also bring power back to the generator and irrigation.

Despite Mike's offer to do this in a cost-effective way, it was decided that the board would investigate and get 3 bids.

This is anticipated to be the next large-scale project for the community.

V. Past Due Billing Update**

Mike Cardamone gave an update on HOA collected Dues. He said out of the 51 lots only 2 have not paid, Mike has arrangements with every past due person.

VI. Lawn Care Update

Dan Hoshell and Greg Overstreet brought up the idea of changing the way the front of empty lots are landscaped/mowed. Currently the HOA pays for cutting these areas. However, those with constructed homes cut this area themselves but the HOA lawncare contract pays to cut these areas for those that have undeveloped lots.

Ideas were provided to simply surcharge empty lots an extra fee, such as $100 annually. Or to charge all lot owners an extra fee, but provide a credit for that same amount to those that have homes and cut this themselves.

This will be reviewed further by the board and they will provide a concrete plan.

VII. Final Questions

Michelle Morris – Brought to attention the MLS listings for three lots owned by Overstreet Builders. She expressed concern that the listings would be built exactly as they appear in the

listings. She asked if the Architectural review board had approved. The board answered that they had not approved or seen these listings/renderings.

Greg Overstreet mentioned that someone in his office had posted them but they were not necessarily set to be built as is and would have to undergo the regular ARCH review process.

Greg also mentioned that he will be refraining from voting on homes he builds. (as he did on the recently approved home on lot 8 – Greg did not vote)

Georg Escobedo – He asked questions about clearing trees on one of his lots – he asked who would approve of the trees that could be cut.

Greg Overstreet mentioned that Matt at the county is responsible for the tree surveys. He is the one that has to approve.

V. Motion to Adjourn the Meeting:

Made by: Greg Overstreet, Seconded by: Mike Cardamone
Meeting adjourned at 8:00pm

**After additional review, Mike Cardamone has corrected his statement that there were 2 unpaid dues. There were actually 5 unpaid balances at the time of this meeting.

I, the undersigned, certify that the foregoing is a true and accurate record of the proceedings of the Grove Estates HOA meeting held on April 2, 2025



Michael E. Bernhard, Secretary