



**GROVE ESTATES HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
October 16, 2023**

Minutes of the Board of Directors Meeting of the Grove Estates Homeowners Association, Oswego, Illinois, held at the Sunfield's Restaurant in Yorkville, IL, at 6:30 p.m. on the 16th day of October.

I. CALL TO ORDER

Mike Kelty called the meeting to order at 6:40 pm for discussion regarding board member reelections and HOA budget.

II. ROLL CALL OF OFFICERS

Present: Mike Kelty (President)
Michele Morris (Vice President)
Mike Cardamone (Treasurer)
George Escobedo (Secretary)
Martin Ivec (Maintenance)

Absent: N/A

Also Present: Janie Kay
Greg Overstreet
Patrick Morris
Cerise Escobedo
Debbie Cardamone
Kathryn Ivec

III. APPROVAL OF THE MINUTES OF THE REGULAR MEETING

HOA turnover meeting - Initial HOA meeting minutes

IV. Current Financial Condition.

Mike Kelty reported on the financial condition as of October 16, 20023 based upon **preliminary** financial information from Treasurer (see attached Expense Summary):

a. Bank Operating Balance:	\$26,475.69
b. Bank Reserve Balance:	\$ 30,680.39
c. TOTAL ASSETS:	<u>\$ 57,156.08</u>

d. Total Delinquencies \$ 12,400.00

- 10 lot Owners 14, 14, 17, 19, 20, 42, 47, 49, 48, 50 have not paid 2023 assessments (\$1150/ea.) Lot 48 & 50 is owned by Grove Ventures. In 2022 meeting minutes, it was agreed with HOA board to waive yearly assessment fees for Covenantor for the 2022 on the owned lots and re-establish the yearly assessment fee for 2023 for any owned lots. Lot 17 has not paid 2022 assessment fee.
- Per article IV, Section of Covenants, collection of \$2000.00/lot need to be collected for lots (41) – payment of this lot needs to be verified since it was a Crestview home

The Board of Directors, shall collect from the initial occupant of a home in GROVE ESTATES SUBDIVISION a one time charge of \$2,000.00 to be deposited in the Homeowners Association's operating reserve account.

e. No outstanding financial liabilities exist

- f. An updated final budget will be issued once treasure issues financial information for Board Approval.

V. Management Report

Per 2022 meeting, it was reported that the Township was going review the lost power at the Groves Estates front entrance sign to see if the street light power issue and Groves Estates entrance sign power issues are intertwined – this should be reviewed again.

Volt Electric repaired the lost power to the Groves Estate front sign in 2021 (was a cut underground electrical feed), but power was lost again in 2022. Mike Cardamone indicated that he has a past quote from Volt Electric for \$7500 to directional bore a new electrical line out to the front entrance sign. This quote is to be forward to the Board for review

Four lots were sold in 2023 as of the date of this meeting: 28, 31 25, & 30

Covenantor did not submit tax returns for Grove Estates HOA for 2020 and 2021. **It needs to be verified if tax returns need to be prepared and submitted by HOA for 2022.**

HOA address is:

Grove Estates Homeowners Association
PO BOX 830
Oswego, IL 60543

The below services require payments (either yearly or monthly)

- Lawn Service for common areas (Wheatland Landscaping, Inc)
- Bio Reactor Monitoring (Test, Inc.)
- **AT&T phone line (2 in total) and one internet line (for pump house and Bioreactor communication) - these services were discontinued in summer of 2023 for an expense savings (bioreactor was not using these services due to communication issues)**
- Nicor Gas (2 accounts)
- Com Ed (2 accounts)
- Backup generator service (Lee Legler Construction & Electric, Inc.)
- Entrance Security Camera (Flock Safety)

VI. New business

Discussions on whether HOA wants to continue the services of Flock Safety Entrance camera system since more houses are now present in the neighborhood - cost is approximately \$2155 yr. This will be voted on at a future board meeting.

Below is listing of proposed board members for next term:

Mike Kelty (President)
Michele Morris (Vice President)
(Treasurer) – Vacant – position needs to be filled
Janine (Secretary)
Martin Morris (Maintenance)
George Escobedo

Greg Overstreet (a maybe – to confirm)

Mike Cardamone will resign from HOA board duties (was Treasurer). This will require a change in names on the Grove Estates HOA business license with the Secretary of State pending board election. This will also require a turnover of treasury information, post box keys and financial information to the HOA board (including removal from HOA bank account).

It should be confirmed in the next board meeting the members on Architectural Control Committee for Grove Estates HOA. Current members are as below, but this may change:

Mike Kelty (President)
Michele Morris (Vice President)
Mike Cardamone
George Escobedo
Martin Morris (Maintenance)

HOA has previously mailed second notices with respect to delinquent yearly association fee payments to lot Owners. List of delinquent lot Owners was submitted to DJ Kramer (law firm) to aid in collections. Follow-up on the status of this need to be conducted by Mike Kelty

HOA will review current covenants restrictions with regard to for sale sign maximum signage.

Two Quotes for front entrance sign repair were obtained:

RHK Construction: \$24,000.00

Masonry Doctors: \$16,000.00

Further quotes are going to be obtained over the winter so work can hopefully progress in spring Mike C voiced his strong dissatisfaction with the HOA board (mainly Mike Kelty) that the sign is not repaired along with other “wish list” items.

Lots 15/16 were partially cleared by Owner resulting in large brush piles near the roadside of the lots (Roberts drive). These piles have not been cleared and have been present for some time. Board agreed to issue a letter to lot Owner Spoialo (owns both lots) requesting that the brush piles be removed per Grove Estates Covenant Article VII, Section 8:

Section 8. No weeds, underbrush, or other unsightly growths shall be permitted to grow or remain upon any of the lots, and no refuse pile or unsightly object shall be allowed to be placed or maintained on any of the lots. Trash, garbage, or other waste shall not be kept except in sanitary containers which must be properly maintained. No trash, garbage, or other waste containers shall be stored, kept, or maintained anywhere except within the dwelling units or the garages on each of the lots, except on such days as such trash, garbage, or other waste material is to be collected and removed.

Discussion was had on clearing lot brush growth back from planted park way trees. Board needs to investigate potential cost for this clearing effort – inquiry will be made with Wheatland Landscaping.

Mike Cardamone indicated that a Grove Estate webpage was created by Double Oak Branding and was “waiting to go live” . The webpage has not been seen by any other board member and need to be reviewed and approved prior to going “live”. It was requested that Mike Cardamone forward webpage information for review.

Next Board will be on November 16th, 2023. Location to be determined.

Mike Kelty made a motion to adjourn the meeting at 8:20 pm. Seconded by Michele Morris. Motion Carried.

GROVE ESTATES HOMEOWNERS ASSOCIATION - Yearly Expense Summary

10/16/2023

	2023	2024 (Projected)	Comments
Anticipated Yearly Assessment fee collection (50 lots)		\$ 56,925.00	50 lots @\$1150
Assessments collected in 2023	\$ 45,425.00		10 lots have not paid 2023 dues and lot 17 still owes 2022
HOA \$200 fees for lot sales	\$ 800.00		
GEHOA Reserve Acct as of 10-16-23	\$ 30,680.39		
GEHOA Checking Acct as of 10-16-23	\$ 26,475.69		
\$2000 residence fee payment (4 lots in 2023)	\$ 57,156.08		
Regular Expenses			
Annual Report/Secretary of State	\$ 10.00	\$ 10.00	
AT&T - (3) monthly phone lines	\$ 2,361.61	\$ -	Canceled AT&T Services
Bank Maintenance Fees	\$ -	\$ -	
Check Order	\$ -	\$ -	
Com Ed - (2) monthly accounts	\$ 3,635.06	\$ 3,998.57	
Flock Security - 1 year	\$ 2,155.00	\$ 2,370.50	
Nicor - (2) monthly accounts	\$ 1,076.17	\$ 1,183.79	
Test, Inc - Monitoring of Bio Reactor System	\$ 4,800.00	\$ 5,280.00	Estimate for 2024
Postage - reimburse to CVB	\$ 475.00	\$ 522.50	
Wheatland Landscaping - Mowing Maintenance	\$ 5,250.00	\$ 5,800.00	
Liberty Mutual Insurance	\$ 4,110.12	\$ 4,521.13	
	\$ 23,872.96	\$ 23,686.49	
Repairs			
Water Well Solutions (bioreactor pump repair)	\$ 0.00	\$ 2,000.00	Estimate for misc repairs
Lee Legler - Generator Repair	\$ 300.00		
VFD Drivee for Pump House	\$ 1,600.00		
Tree Removal	\$ -		
	\$ 1,900.00		
Unforeseen Expenses			
Costello Surry & Rooney-Attorney (Amendment to HOA covenants)	\$ 3,176.62		2023 expesnes only
2024 project fees (estimated)			
Costello Surry & Rooney-Attorney		\$ 1,500.00	
Bioreactor Repairs (blow chamber pumps/leach field sensors/programming)		\$ 10,000.00	
Front Entrance Sign Repairs (Replacement is \$40,000 +)		\$ 16,000.00	
Front Entrance U/G Electric Repair (broken U/G feeder line)		\$ 7,500.00	
Website Development		\$ 3,000.00	
Generator Yearly Maintenance (2 in total) - lack of maintenance required a premature unit replacement previously		\$ 500.00	
TOTAL 2023 Expenses	\$ 28,949.58	\$ 64,186.49	
2021 collected Assessments	\$ 45,425.00		
2023 Net Surplus	\$ 16,475.42		
		\$ 64,186.49	
Expected \$2000 residence fee payment		\$ -	
Net surplus for 2023		\$ (7,261.49)	
Estimated total HOA reserves @ end of 2023		\$ 47,155.81	
Estimated total HOA reserves @ end of 2024		\$ 54,417.30	

DRAFT

NOT APPROVED