

AUTUMNWOOD PROPERTY OWNER'S ASSOCIATION, INC.

April 18, 2018

Meeting Place: Tom Justice Law Office, 719 Canal Street, Ottawa, IL

Meeting Time: 5:00 P.M.

Officer's in Attendance: Duane Lockas; Mike Farrell; Jim McCarrens, Kim Czyz

Officer's Excused: Steve Wielgopalan

Officer's Absent: NA

Guests: Attorney Jerry Justice

ITEMS DISCUSSED

1. Met with Attorney Jerry Justice to discuss his letter concerning the request to have a Daycare Facility allowed as a "Home Occupation" within Autumnwood Subdivision. Per Jerry it is his interpretation that the Nelson request should be allowed based on his review of Article IV, Paragraph 13 of the covenants and the recent court case decision provided by First Federal Savings Bank. Discussed Board's concern of potential for increase of car traffic and school bus traffic. Hard to prove that it would be a detriment to the normal use of the streets and create a hardship on the residents. Also hard to prove that the Daycare Facility would negatively affect the value of the homes within the subdivision.
2. It was moved by Kim and second by Jim to rescind the original denial of allowing the requested Daycare Facility to be operated and to approve the use of the home to be used as a Daycare Facility as long as the Daycare Facility did not create additional car/bus traffic that would be a detriment to the subdivision and that the size of the Daycare did not grow to be beyond the number of children that the Nelsons are currently licensed to care for. 4 AYES - PASSED
3. Attorney Justice will email the Bank's attorney to inform him of this decision and also write a letter for the Board to review that will be sent explaining the Board's concerns and also the approval of the Daycare Facility.
4. Discussed the revisions to the Autumnwood Building Review Request form with Attorney Justice.
  - a. Add requirement to provide a site plan with house plans;
  - b. Add signature block for notary public;
  - c. Add covenants compliance statement for Owner's to agree too.Attorney Justice did not see any issues with what was being added.
5. Moved by Kim, Second by Duane to approve Stohr Landscaping Estimate for Spring cleanup, Mulch and cost for cutting grass. 4 AYES - PASSED
6. Board members were cautioned to not get involved with potential buyers of lots and to limit conversations with them.

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7. Discussed if motions by email are considered acceptable. Per Attorney Justice they are as long as a record of them are retained.
8. Mike informed the Board that starting in July of 2018 that he will be working for Stohr Landscaping. No issues.

NEXT MEETING

None scheduled

Meeting Adjourned: 6:30 P.M.

Submitted By: Mike Farrell, Secretary