

AUTUMNWOOD PROPERTY OWNER'S ASSOCIATION, INC.

June 27, 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, Judy McCarrens

ITEMS DISCUSSED

1. Met with Attorney Jerry Justice to discuss his letter concerning the division/combining of lots in the subdivision. Lots can be divided and/or combined but the lot still exists. In the case of a split lot the owners of each part need to come to an agreement who will vote for that lot. Only one vote per lot is allowed. Partial votes are not allowed. For instance, if a person(s) owns a lot and a half that owner does not get 1 ½ votes. A proxy should be presented from the person(s) authorizing the adjoining owner to offer the vote for the lot in whole as if that person(s) owned the lot in its entirety.
2. Discussed whether or not an out building/shed could be built on a lot without a primary structure being on that lot. As long as the Owner complies with the covenants and City of Ottawa Building Codes an out building/shed can be built.
3. Attorney Justice reviewed the covenants concerning the fee assessed to duplex lots. Per the covenants each half of the duplex was to be assessed as if it were a whole lot by itself. It was the Board's opinion that the precedence has been established by prior assessments that each half of the duplex was assessed half the amount of the full lot and the current Board is not going to change that.
4. Discussed the note received from Brenda Hepner concerning her reason for not paying the assessment. It is her opinion that since she doesn't reap any benefit from the assessment that she doesn't need to pay. Duane will talk with her.
5. Past due notices were mailed out June 18, 2018. Third notices will be sent by Certified mail.
6. Discussed Outlots and what can be done with them. Outlots are the responsibility of the Association for the use of all lot owners and cannot be built upon or transferred to adjoining lot owners.
7. Approved letter to be sent to Wayne & Kathy Kellogg informing them that they owe \$100/lot for a total of \$200.00. They have paid \$100 and claimed since that the two lots were combined into one PIN that they only have one lot. Per direction from Mr. Justice the two lots still exist and should be assessed as two.

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8. Approved letter to be sent to Jerry & Sandra McConville stating the Board's position on the Outlots and the assessment for split/combined lots.
9. Discussed the "PARK" area west of Phase III. Property currently belongs to the bank and the Board was wondering if the City was going to take it over to create the Park. Kim will "Draft" a letter for the Board to review to be sent to the City.
10. Approved Proxy form.
11. Approved Annual Meeting Notice with the names placed on the ballot in the following order as chosen randomly by Mike:
 - i. James Smith
 - ii. Jim McCarrens
 - iii. Lori Kimes
 - iv. Brett Lockas
 - v. John Nelson
 - vi. Kim Czyz
 - vii. Duane Lockas
12. As a part of the Annual Meeting notice, an invitation will be offered for volunteers to serve on the Building Review Committee. There are currently two vacant seats.

NEXT MEETING

Annual Meeting to be September 24th or 25th at 7:00 PM. Date is dependent upon availability of the VFW Hall. Jim will check to see which day is available.

Meeting Adjourned: 6:15 P.M.

Submitted By: Mike Farrell, Secretary