

AUTUMNWOOD PROPERTY OWNER'S ASSOCIATION, INC.
ANNUAL MEETING
September 20, 2018

Meeting Place: VFW HALL

Meeting Time: 7:00 P.M.

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

Officer's Excused:

Officer's Absent: Steve Wielgopalan

Guests: See Sign In Sheet

ITEMS DISCUSSED

The floor was open for discussion/comments:

1. The current Board Members were introduced.
2. Kim Czyz discussed the open area that was to be the "Park" within Autumnwood Subdivision. First Federal Bank currently holds ownership of it. Larry Bartman of First Federal stated that the Bank has offered to deed the "Park" to the City numerous times and the City has not accepted it. Kim discussed that it would be a benefit if the lot owners of the Subdivision send a petition to the City to accept the "Park" area. A petition was circulated at the meeting.
3. Kim read a letter from the City concerning the cul-de-sac islands. Based on the development agreement these areas are the responsibility of the POA to maintain.
4. Discussed cost spent on mowing the Outlots. The question was raised if the homeowners could take on that responsibility to save on the yearly assessment fees. The future Board will look into it.
5. Discussed if anyone knew the purposes of the Outlots. The ravine Outlots are unbuildable therefore they were designated as Outlots. The other Outlots were platted due to potential "Green Space" requirements and possibly to develop lots of equal dimensions and square footage.
6. The Outlots are not taxed by the County.
7. The Current Financial status is:
Cash on Hand - \$17,794.52
Expenses to date - \$5,646.74
Revenue for Year - \$9,100.00 (All lot assessments were collected)
8. Question was asked if trees and other landscaping can be planted on the Outlots to enhance the "Green Space". The future Board will look into that.
9. Discussed the need of the need of additional people willing to serve on the Building Review Committee.
10. Question was asked about if Autumnwood Drive is going to be fixed/resurfaced at any time soon.
Recommended to contact James Less at City Hall.

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11. Discussed that the contractors building the new homes in Phase III are leaving the streets with dirt and debris buildup on them. Contact Mike Sutfin or Bill Boetcher at City Hall.
12. A question was asked about the curb & gutter that was supposed to be installed along Autumnwood Drive. The agreement with the City was that the curb & gutter would be installed under the Phase IV development. Now that Phase IV won't happen the curb & gutter won't be installed, unless the City does it.
13. Discussed if there were any plans on developing the area north of Phase III (Old Runway Area). The property is owned by Bob Thrush. There aren't any known plans.
14. Question was asked about whom to contact about the Street Lights. There are some that are leaning. Ameren is responsible to maintain the street lights. Contact City Hall to ask someone to look at them.
15. The Lot Owners that are running for the Board were asked to introduce themselves and to explain why they are running. Brett Lockas removed himself from the Ballot at this time. Linda Townsend stated that she would like to be considered as a Right-In candidate.
16. Question was asked about a potential business being allowed in the Subdivision. The business is a "Day Care" facility that is allowed by the Covenants under the "Home Occupation" category. The person running the Day Care must live in the house and not have any employees. The Board originally denied it but had a legal opinion done by Jerry Justice that informed the Board that it is allowed. There is also an Appellate Decision that supports this.
17. Discussed how the lot splits are handled. The lots still receive the full assessment and there is only one vote allowed per lot. The two owners of the lot must come to an agreement of who will be voting for the lot.
18. Election of Lot Owners to the Board of the POA was conducted. 46 Ballots were distributed at the meeting. It was explained that if a tie vote for 5th, 6th & 7th occurred the winner would be determined by a coin flip. Also that the officers would not be determined by the number of votes received. For example the person with most votes would not become the president of the Board. The new Board will convene at another Board meeting and at that time determine the President, Treasurer and Secretary.
Mike Farrell and Wayne Kellogg tabulated the votes. The following lot owners were elected to the Board:

James Smith
Lori Kimes
John Nelson
Kim Czyz
Duane Lockas

Order of names listed above is based on order that they appeared on the Ballot. Names are not listed by number of votes received.

No objections to the new Board Members was heard and therefore PASSED.

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NEXT MEETING

Board organizational meeting to be determined at a later date by Duane Lockas.

Meeting Adjourned: 8:20P.M.

Submitted By: Mike Farrell, Secretary