

**A u t u m n w o o d P r o p e r t y  
O w n e r s A s s o c i a t i o n**

**Autumnwood Property Owners Association  
Annual Meeting Minutes**

**Date:** 09/11/2019

**Board Members Present:** Duane Lockas, Kim Czyz, James Smith, John Nelson, Lori Kimes

**Property Owners Present:** David & Tina Sargenti (lot 7), Steven and Diane Carr (lot 12), James and Linda Townsend (lot 22), Jim and Judy McCarrens (lot 29 & 30), Raymond and Marie Thomas (lot 53), Don and Shirley Miller (lot 65), Bob and Michelle Battistelli (lot 68), Jerry and Sandra McConville (lot 69), Richard Erickson (lot 70), Ted and Connie Fultz (lot 85), Anthony Zennari (lot 87 & 88) (overall 22 persons in attendance 17 + 5 board members)

August 2019 Board Discussion Items old business and activity.

- I. Meeting called to order 7:00 PM by President Duane Lockas. All board members present for the meeting.
  - a. Duane began with the introduction of the board members present.
  - b. Overview of the past year 6 homes have been built or are in process.
  - c. 2020 House plans have been submitted for Spring ground break.
  - d. Cell Tower issue – Northend of Subdivision, many property owners attended and consensus of same stopped this from going forward. Special thanks to the efforts of Linda Townsend. It is the expectation that AT&T will come back with another proposal. When/if this occurs homeowners will again be notified.
    - i. Special note September 23 tower discussions was tabled by the city planning committee due to talks with another property owner.
- II. Treasurer’s update prepared and submitted by Kim Czyz and presented by Jim and Kim (see PowerPoint presentation).

▪ Paid Assessments to Date	\$9,000.00
▪ Unpaid Assessments to Date (15 lot owners)	\$0.00
▪ 2019 Total Assessments	\$9,000.00
○ Savings	\$25.04
○ Checking	<u>\$22,739.01</u>
<b>Total COH</b>	<b><u>\$22,764.05</u></b>

) 2019 Est. Expenses	
○ Secretary of State (Annual filing)	\$10.00
○ Tru-Green (already paid yearly svc.)	
○ Kim Czyz (Postage)	\$49.50
○ Stohr’s Lawn Svc (#10285 & #10527)	\$1,040.00
○ Cincinnati Insurance (Commercial Insurance)	\$946.00
○ Stohr’s Lawn Svc (#10730)	\$360.00
○ Stohr’s Lawn Svc (#10993)	<u>\$360.00</u>

Total 2019 Expenses	\$3,724.64
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) Unpaid 2019 Expenses	
○ Kim Czyz (postage)	\$27.40

- Northern Illinois Insurance (Director's Liability) \$900.00
- The Tree Guy (Storm basin clean out estimate) \$9,000.00
- Stohr's (Aug-Sept-Oct) \$1,080.00
- Justice Law Firm (estimated to date) \$200.00
- Hall rental for annual meeting (estimate) \$50.00

**\$11,257.40**

**Total 2019 anticipated expenses \$14,982.04**

- III. Water Basin Maintenance contracted to The Tree Guy, "Larry Fleming". The South side of the basin work was completed but two (2) dead trees were cut down and still need to be removed. The North side of the basin is only 30% complete. Some of this work has been delayed due to weather. The other reasons have varied. We have not paid for the work that has been completed to date. No payment will be made until all the work contracted for is done. There will be ongoing maintenance for the basin that should be kept up with to keep the over growth at a minimum and avoid a reoccurrence of the present issue.
- IV. Property owners' 2019 assessments were mailed out in April with 100% of Property Owners assessments received.
- V. General overview of the APOA planning committee given by Jim Smith.
- VI. New Business
- a. Discussion regarding the out lots in Phase III and possibility of what can be done with them. Legal counsel was approached to review the possibility of having certain out lots turned over/sold to the adjacent property owners? Legal counsel agrees that with modifications to the covenants and a 2/3 vote of the affected phase property owners the covenants could be altered to sell the out lots deed and title to these strips of land to the adjacent property owners. The board suggests a sell price of one (1) dollar be used to make the sale official. It is also the recommendations that the APOA pay for the title fee and transfer costs associated with the sale of these out lots. The advantage to the APOA is the cost to maintain these lots on a yearly basis will more than justify the cost to sell them and have the APOA pay the title and transfer fees associated with the transfers. These lots would no longer need to be maintained by the APOA and will be the responsibility of the adjacent Lot owner.
  - b. Discussion ensued and no objections were voiced. The board will move the reassignments of the Outlots forward.
  - c. Some additional discussion regarding the designated Park area. There is a new Administrative Staff who may be more receptive to getting this moving and taking care of the park development. Currently Brian Bressner has been maintaining the area. Thank you Brian for your contribution to keeping this area cut and clean.
  - d. Autumnwood sign needs to be looked at for some repair and maintenance.
- VII. Questions from attendees:
- a. Judy McCarrens – Weeds along fence on top of dam on Lakewood why hasn't this been cut? Answer – Kim C. will contact Stohr's to maintain.

b. Connie Fultz – New neighbors didn't know about covenants and asked for a welcome letter to be new property owners.

c. Thank you for the new stop sign on Northlake

VIII. Vote to adjourn meeting 8:10 PM Motion by Jerry McConville and seconded by Richard Erickson.

Respectfully Submitted:

James A. (Jim) Smith

APOA Board Secretary