

2021 Annual Meeting Minutes

Date: 09/29/2021

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

Meeting called to order 7:00 PM

) Meeting Agenda

- o Meeting called to order 7:00 PM
- o Welcome Greeting – Duane Lockas
- o Annual Report & Overview – Jim Smith
- o Treasurer's Report – Kim Czyz
 - 2022 Budget Proposal
- o New Business
- o Open floor to property owners for Q&A
- o Review of the new board slate (Write in's presented)
- o Ballot elections for the new board members
 - Tally of ballot and announcement of results.
- o Wrap up/Adjourn meeting

) Annual Report

- o Executive Summary (see presentation slides attached)
 - Financial overview (see presentation slides attached)
 - Treasurer's Report (see presentation slides attached)
- o Board reports motion to accept Ted Fultz second Hans Andrews, motion passed unanimous consent of members present.

) 2022 Proposed Budget

- o Adjusted up from original due to concerns over Ravine maintenance. Motion to accept as revised, Brian Bressner, second Bob Battistelli; motion passed unanimous consent of the members present.

Lawn care/maintenance, grass cutting, fertilizer, etc.	\$2,400.00
Weed Prevention	\$600.00
Ravine Maintenance	\$3,000.00
Insurance	\$700.00
Legal Fees	\$1,000.00
Postage	\$180.00
Post Office Box Rental	\$110.00
Secretary of State Filing Fee	\$10.00
Miscellaneous expenses	<u>\$500.00</u>
Total estimated expenses	\$8,500.00

) Topics for discussion by members. (See presentation slides attached)

- o **Item #1:** Consensus of members present is to keep the entry sign and curb
- o **Item #2:** POA board is required and will continue. Up to 3 boards could exist under present Covenants. Two currently exist, Present APOA for all phases and the Lake owners association for property owners on the lake.
- o **Item #3:** Board members positions are chosen amount the elected members per the covenants Section 7, Paragraph B.
- o **Item #4:** The new board will contact city regarding signage and responsibilities.
- o **Item #5:** Brian Bressner explained arrangements for Green Space (Park) currently placed property in his name for purposes of insurance, tax and usage. Apart from the change no other conditions for the properties use has changed.
- o **Item #6:** Block party has \$200 that has been placed in the APOA bank account special designated funds for use in planning the next event. No members present came forth to agree to be on the planning committee for this year. The money will stay in the account for a future event.

) 2021 Board Election Ballot

- o New board members elected
 - Jim Carlson
 - Lori Kimes
 - Duane Lockas
 - Kim Czyz
 - Jim Smith

) Meeting adjourned 8:20 PM

Respectfully Submitted
James A. Smith
APOA Secretary

Autumnwood Property Owners Association Annual Report - September 29, 2021

Current APOA Board

Duane Lockas – President

Kim Czyz – Treasurer

Jim Smith – Secretary

John Nelson

Lori Kimes

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Autumnwood Property Owners Association Annual Report - September 29, 2021

Meeting Agenda

Face Coverings required at all times inside the building covering nose to chin.

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*Autumnwood Property Owners Association
Annual Report – Executive Summary
September 29, 2021*

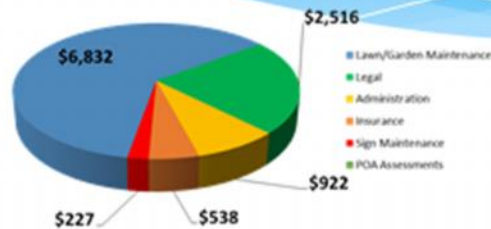
Since our last Property Owners Association (POA) Annual Report on October 12, 2020 a number of issues have been addressed and resolved as follows:

- Last years 2020 Annual POA meeting was cancelled due to Covid concerns. In lieu of the meeting an annual report executive summary was published on October 12, 2020. All meeting minutes and reports remain available on the our website at <https://autumnwoodpoa.com/>
- Transfer of ownership of specific out lots, to the adjacent property owners and quick claim deeds has been completed.
- The basin area and dam for the water egress/detention area from Autumnwood continues being maintained by a licensed and bonded service and kept in check. We have no more issues with the buildup of debris or brush growth as this is now under contract for cleanup several times per year.
- Other costs to the POA included entrance sign maintenance, administration costs and legal fees.
- Property assessments 2021 were sent and to date we have received all assessment fees. Thank you everyone.
- The issue of sidewalk completion in the neighborhood was brought to the boards attention last spring 2020 as many homebound found themselves spending more time walking around the area. As a result of shared concerns, the board agreed and sent letters to lot owners encouraging them to complete the sidewalks. To date some have completed those sidewalks and some have not. It remains the responsibility of the lot owners to complete and maintain the walkways on their lots.

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*Autumnwood Property Owners Association
Annual Report
- Financial Overview -*

2020 Sum of Expenses

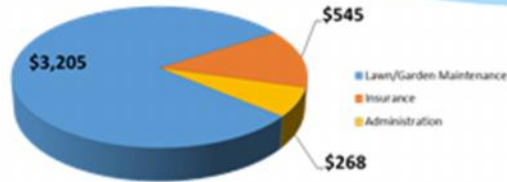


Row Labels	Sum of Expenses	Sum of Deposits
Lawn/ Garden Maintenance	\$6,832	\$0.00
Legal	\$2,516	\$0.00
Administration	\$922	\$0.00
Insurance	\$538	\$106.00
Sign Maintenance	\$227	
POA Assessments		\$9,006.95
Grand Total	\$11,036	\$9,112.95

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Autumnwood Property Owners Association Annual Report - Financial Overview -

2021 YTD Sum of Expenses



Row Labels	Sum of Expenses	Sum of Deposits
Lawn/Garden Maintenance	\$3,205	
Insurance	\$545	
Administration	\$268	
POA Assessments		\$9,000.00
Deposit		\$9.00
Grand Total	\$4,018	\$9,009.00

**Account Balance
as of 09/27/2021
\$14,921.23 Chkng
\$225.04 Savings**

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Autumnwood Property Owners Association Annual Report - Financial Overview -

2018-2021 YTD Sum of Expenses



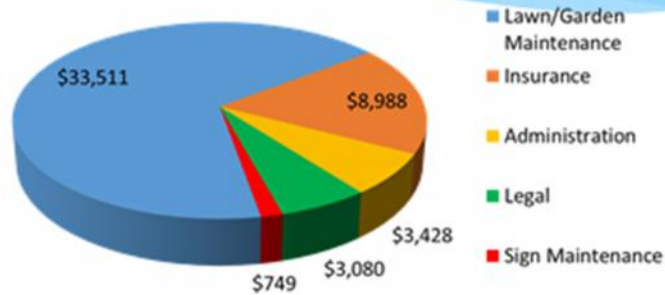
Row Labels	Sum of Expenses	Sum of Deposits
Lawn/Garden Maintenance	\$24,632	\$0.00
Insurance	\$4,837	\$106.00
Legal	\$2,866	\$0.00
Administration	\$2,838	\$0.00
Sign Maintenance	\$419	\$0.00
Deposit		\$9.00
POA Assessments		\$36,106.95
Grand Total	\$35,592	\$36,221.95

**Account Balance
as of 09/27/2021
\$14,921.23 Chkng
\$225.04 Savings**

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Autumnwood Property Owners Association Annual Report - Financial Overview -

2015-2021 YTD Sum of Expenses



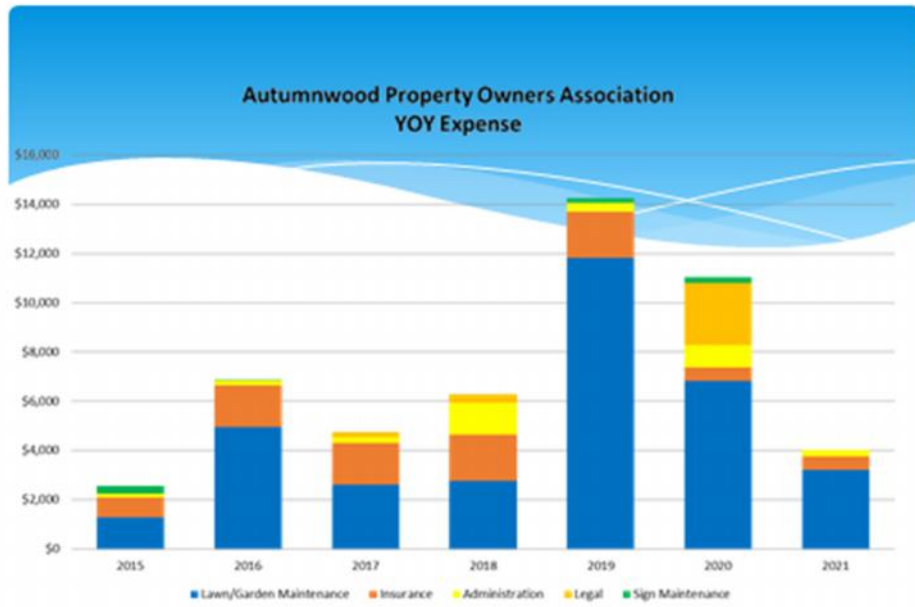
Sum of Expenses							Sum of Deposits						
2015	2016	2017	2018	2019	2020	2021	2015	2016	2017	2018	2019	2020	2021
\$2,563	\$6,858	\$4,743	\$6,288	\$14,251	\$11,036	\$4,018	\$1,129	\$9,844	\$9,400	\$9,100	\$9,000	\$9,113	\$9,009

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Autumnwood Property Owners Association Annual Report - Financial Overview -

Row Labels	Sum of Expenses							Sum of Deposits						
	2015	2016	2017	2018	2019	2020	2021	2015	2016	2017	2018	2019	2020	2021
Administration	\$162	\$197	\$231	\$1,285	\$363	\$922	\$268						\$0	
Deposit								\$943	\$9,844	\$9,400				\$9
Insurance	\$787	\$1,682	\$1,682	\$1,877	\$1,877	\$538	\$545							\$106
Lawn/Garden Maintenance	\$1,298	\$4,965	\$2,616	\$2,776	\$11,819	\$6,832	\$3,205							\$0
Legal			\$214	\$350		\$2516								\$0
POA Assessments								\$186			\$9,100	\$9,000	\$9,007	\$9,000
Sign Maintenance	\$316	\$14			\$192	\$227								
Grand Total	\$2,563	\$6,858	\$4,743	\$6,288	\$14,251	\$11,036	\$4,018	\$1,129	\$9,844	\$9,400	\$9,100	\$9,000	\$9,113	\$9,009

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*2021 Treasurer's Report
2022 Proposed Budget*

Kim Czyz

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Autumnwood Property Owners Association
Treasurer's Report September 10, 2020 through September 28, 2021
September 29, 2020

Paid Assessments		\$9,000.00	
Unpaid Assessments to Date		\$0.00	
Outlot transfer payments		\$9.00	
Cinolinnatti Insurance	refund	\$108.00	
Special Events Fund		\$200.00	
2021 Total Revenue		\$9,316.00	
Financial Plus Credit Union	Savings	\$25.04	
Financial Plus Credit Union	Checking	\$16,087.23	
Financial Plus Credit Union	Special Events Fund	\$200.00	
Outstanding checks as of 9/27/2021		-\$198.00	
Total Cash on Hand		\$16,098.27	
2021 Expenses Paid through 9/28/2021			
Felix Landscaping	ravine maintenance/grass cutting-2021	\$3,020.00	
First Federal Insurance	2021/2022 Director liability	\$646.00	
James Smith	reimbursement-website expenses; postage; post cards	\$188.33	
*La Salle County Recorder	Out lot transfer deed filing; cov. Amend./quit claim deeds	\$891.00	
Secretary of State	annual Corporation filing fee	\$10.00	
Slohr's Landscaping	grass cutting (Sept-Dec., 2020)	\$1,080.00	
Slohr's Landscaping	2021 out lot maintenance	\$800.00	
*The Mickell Law Center	outlot transfer legal fees	\$1,125.00	
Tru Green	landscape maintenance	\$485.00	
U. S. Post Office	2021/2022 annual PO Box Rental	\$148.00	
U. S. Post Office	2020/2021 annual PO Box Rental	\$118.00	
U. S. Post Office	postage	\$111.75	
Total expenses paid to date		\$8,318.08	
Estimated Unpaid 2021 Expenses			
Ravine Maintenance and grass cutting	October-November, 2021	\$860.00	\$860.00
Total 2021 actual & anticipated expenses			\$8,988.08

*one-time expense

Autumnwood Property Owners Association Treasurer's 2022 Proposed Budget

Lawn care/maintenance, grass cutting, fertilizer, etc.	\$2,400.00
Weed Prevention	\$600.00
Ravine Maintenance	\$3,000.00
Insurance	\$700.00
Legal Fees	\$1,000.00
Postage	\$180.00
Post Office Box Rental	\$110.00
Secretary of State Filing Fee	\$10.00
Miscellaneous expenses	<u>\$500.00</u>
Total estimated expenses	\$8,500.00

New Business Topics for consideration and discussion

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Autumnwood Property Owners Association Topics for discussion

1. Elimination of the entrance sign to the subdivision.
 - a) Could allow better access to enter and leave providing a turning lane left and right out of the neighborhood
 - b) Eliminates the cost to maintain the sign further reducing POA expenses.
 - c) Why consider this now? - Autumnwood drive road work to include curbs and gutters is scheduled to begin and this could be done at the same time as the cities work.
2. Do we really need a POA board?
 - a) There are currently two (2) boards. POA and Lake home owners. Both separately collect assessment fees.
 - b) Can both of these be combined.
 - c) We still need the POA Assessment fees to pay for maintenance of the basins and the cul-de-sacs. Is there a way around that?
3. How do the board members get named to their positions?
4. We continue to see trash (litter) in the area of the basin. Can some "Please Do Not Litter" signs be purchased and placed?
5. Current Park situation update on the green space. (Brian Bressner will address)
6. Block Party – No 2nd annual Block Party was planned for 2021. There is a small designated fund available of \$200 for planning the next event. This money will be placed in the APOA bank account designated for special event funds.
7. Any additional topics from the floor...

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