

**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
Board Meeting Minutes**

Date: 08/05/2019

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

Members Absent:

August 2019 Board Discussion Items old business and activity.

I. Meeting called to order 5:02 PM by President Duane Lockas. All board members present for the meeting.

II. Treasurer’s update prepared and submitted by Kim Czyz.

▪ 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>
Total COH	\$22,764.05

J 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

J 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)	<u>\$50.00</u>

\$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. Discussion regarding the out lots and what if anything that 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.
 - a. The affected covenants will be modified and presented to the Property Owners at the September 11, 2019 meeting. In addition the covenants amendments and changes will be posted on our <https://Autumnwoodpoa.com> site in advance of the September 11 meeting.

 - b. Out lots and Property Owner Lots impacted include the following;
 - i. Phase III (*29 Lots are in Phase III, 20 Property Owners must approve changes to Covenants*)
 - 1. Out Lot "B" adjacent to Lot #70 on Lakeside Drive
 - 2. Out Lot "C" adjacent to Lot #72 on Lakeside Drive and Alley
 - 3. Out Lot "E" adjacent to Lot #84 on Lakeside Drive and Alley

 - c. The board is also looking at breaking out parts of Out Lot "A" in Phase 3 at the ends. Currently this Out Lot includes the Berm on the East running along Autumnwood Drive. The APOA will continue to be responsible for maintenance on the East side of the Berm. We would like to separate out the sections of Out Lot "A" at each end as follows:
 - i. Phase III
 - 1. Lot #65 adjacent to the "Out Lot "A" area before the Berm
 - 2. Lot #69 adjacent to the "Out Lot "A" area strip on North end

- VI. Vote to adjourn meeting 6:10 PM