

Tuttle Estates Community Association

Fall Board of Directors Meeting

November 6, 2025 – Plainfield Park District Building (7:00 PM)

Board Members Present: Scott Mueller, Charley Galassini, Eric Laughridge

Board Members Absent: Syed Abedi

Residents in Attendance: Four residents representing three households (all signed in)

1. Call to Order

Meeting called to order at 7:03 PM. Guests were welcomed and the agenda was reviewed.

2. Landscaping and Sprinkler Winterizing

Winterization is complete. The RPZ valve is being stored by Reliable Systems, the sprinkler contractor.

3. 2026 Budget Review

The President shared the results of the recent homeowner survey, with 34 responses. The general consensus was that a dues increase is overdue. A detailed 2025 year-to-date budget and proposed 2026 budget were reviewed. Motion to approve the 2026 Budget was made by Eric, and seconded by Scott. Motion passed 3-0

- Motion: Eric Laughridge moved to increase the annual dues to \$240 per year.

Seconded by: Charley Gassalini

Vote: Motion passed 3-0

- Standing Motion: Scott Mueller moved to authorize the Treasurer to pay all budgeted recurring expenses throughout 2026 (e.g., electricity, water, landscaping).

Seconded by: Eric Laughridge

Vote: Motion passed 3-0

4. Review of Outstanding Fines and Legal Matters

This discussion was moved to the end of the meeting as a closed session item (Board members only).

5. New Business / Open Discussion

1. Property Maintenance: Some homes are showing visible deterioration (e.g., missing brick, cracked veneer). The HOA will review and address cases as needed.

2. Yard Signs: Yard signs—except for realtor signs—are prohibited. “Success-type” signs (e.g., graduation, celebration) may be displayed temporarily. This will be addressed in the December Newsletter and enforcement will follow.

3. Meeting Notification Signage: A resident suggested placing a “Board Meeting Tonight” sign at the Boulevard entrance to improve attendance. The Board will consider this.

4. Budget Distribution: A resident asked if budget materials could be emailed. The Board confirmed they follow legal counsel’s guidelines and will reconfirm compliance.

5. Community Programs: The Board currently funds the Neighborhood Block Party, Easter Egg Hunt, and Garage Sale (when volunteer-led). Other program ideas are welcome via email and will be considered on a case-by-case basis.

6. Neighborhood Watch: The Board reiterated that this program is not supported by the Village of Plainfield and is not endorsed by TECA per legal counsel due to liability risks. Residents are encouraged to report concerns directly to the Plainfield Police Department.

7. Financial Transparency: A resident questioned the requirement to attend meetings for access to financials. The Board confirmed this process follows legal counsel’s direction and will verify compliance.

8. Fireworks: Residents raised concerns about fireworks and pet safety. Fireworks are strictly prohibited in TECA.

9. Northwest Community Park Updates: The Board has been actively engaged with the Plainfield Park District & summarized correspondence with the Plainfield Park District:

- No additional lighting will be added.
- Baseball fields will remain, with the addition of a cricket field.
- The prairie grass area between the north pond and parking lot will remain unmowed.

10. Board Membership Inquiry: A resident expressed interest in joining the Board. The Treasurer noted that election information will be distributed later this Winter. Also there will be notices on the website.

11. Pool Installation Inquiry: A resident inquired about pool installation. The Board directed them to complete an Architectural Improvement Form for review of placement, slope, and compliance.

6. Adjournment

Public Session adjourned: 7:45 PM

Private Session (legal matters): Began at 7:46 PM

Meeting adjourned: 8:05 PM

Respectfully submitted,

Eric Laughridge

TECA Board Secretary