

Tuttle Estates 2026 Annual Meeting Agenda & Minutes

Date: April 16, 2026

Location: Plainfield Park District Building

Time: 7:30 PM meeting started at 7:26pm

Full Board Present: Scott, Syed, Charley, Chris and Brad

Quorum & Elections

Notes:

- 32 total votes were recorded (in person and by proxy), meeting quorum requirements.
- No nominations were made from the floor.
- All candidates ran unopposed and were elected unanimously (32-0).
- Election judges were not required due to an uncontested slate.
- Omnibus motion confirmed full board.

Treasurer's Report and 2026 Budget

Notes:

- Dues increased from \$180 to \$240 due to rising expenses after ~20 years without increases.
- Goal is to avoid additional increases for next several years.
- Landscaping remains the largest expense; pond maintenance is second.
- Additional costs include insurance, mailings, and community events, full budget is online at the association's website.
- 4 homes are currently delinquent on dues and will be sent to collection
- HOA taxes have been filed; an annual soft audit will be conducted.
- Reserve fund is slightly under target (goal ~\$85K, current just under ~\$60K).
- Low home turnover has slowed reserve growth (funded by the capital contributions from home sales).

New Business / Open Discussion

Notes:

- Solar farm planned on ~19 acres of nearby farmland; not yet formally submitted for approval.
- Project expected to move forward at the county level due to state energy laws.
- Developer (Covenant) described as neighborhood-friendly.
- Expected features: 8-10 ft privacy fence, minimal noise (single transformer), non-motorized panels ~4 ft high.

- HOA will confirm legal details with the attorney and provide formal communication to residents.
- Clarified that HOA does not communicate via Facebook; official updates will be via website/email.
- Northwest Community Park improvements tied to ~\$600K grant (pending final confirmation).
- Planned Park updates include observation deck, equipment upgrades, and cricket pitch.
- Pond maintenance discussed: shoreline overgrowth noted; HOA to evaluate trimming while maintaining grass buffer to deter geese.
- Wildlife management is ongoing (muskrats, geese deterrence, minimal chemical usage).
- Resident in attendance shared they had cleared out some of the buffer area. They were advised to not repeat this as it is HOA property. Will add this to newsletter.

Goals / Projects for Upcoming Year

Notes:

- Maintain property values through consistent enforcement of covenants.
- Continue proactive communication with residents (newsletter, website).
- Evaluate reserve funding strategies.
- Potential reintroduction of community events (e.g., ice cream social).

Adjournment - Public Participation

Notes: The board will be moving into a private session.

Confidential Matters (Private Session)

Notes:

One topic did come up during the Closed/Private Session that will be discussed further - Should we consider adding a separate program requirement for rental property within our HOA Rules and Regulations (policy)? We will do some research and follow up accordingly.

Violations and actions were discussed and addressed in accordance with Board Rules/guidelines.

Meeting adjourned at 8:32pm

Respectfully submitted,

Brad Bell, Secretary
Tuttle Estates Community Association Board of Directors