

Tuttle Estates Community Association Board Meeting

November 21, 2024, 7:30pm

Panera Bread, Route 59 and 127th Street

Board Members: Scott -X Charley – X Eric-X
Syed - Excused

Meeting Agenda/Minutes

Call meeting to order at 7:30 pm Scott

Update on Front Entrance Charley

The replacement of our lighting system is complete. We are now set up to run on all LEDs. We also have several sets of colored lights for different occasions. There will be one follow-up site visit to install timers and backup batteries.

Update/Discuss Invoices for Dues Charley

Motion made to mail out invoices in early December with due date in early January. Dues will be \$180 per household for 2025. Motion by Scott M., Second by Eric L. Passed 3-0.

Review Budget for 2025 Charley

The budget is becoming strained. The Board has elected to increase two fees to try and offset the increases in expenses. We will be raising the Capital Contribution Fee for new residents from 250 to 350. The seller's TECA Paid Assessment Letter fee will be increased from 100 to 150. The Board will revisit the expenses mid-year in 2025 to see if these changes are sufficient. The motion was made by Eric L., seconded by Scott Mueller, and passed 3-0.

Budget was presented and voted on for 2025 including Capital Expenses. This reflects the anticipated new revenue of 5000 dollars from the above fees. Motion was presented by Charley G., seconded by Scott M, and the motion passed 3-0.

Update on Sprinklers/shutdown Eric

The Sprinkler shutdown went fine for Fall 2024. We will have several sprinkler heads replaced in the Spring. We will reflect this in the budget for 2025

New Business

ALL

Motion to pay bills that are budgeted

A motion was made to allow the Treasurer to pay bills that fall within the budget without holding a board meeting. Motion was made by Eric L, seconded by Scott M., and passed 3-0

Increased Fines for Repeat Offenses

To protect the safety and integrity of our community, the Board, in collaboration with the village and our legal team, is addressing recurring violations of HOA rules. Examples include blocking sidewalks with vehicles and parking trailers in driveways—issues that pose risks and disrupt community standards. This past Halloween, children were forced into the street in several areas due to blocked sidewalks, highlighting the urgency of these concerns. To deter repeat offenses, we are increasing fines for such violations. The Board will advise of progress on this matter.

Adjournment

ALL

Motion to Adjourn at 8:25 pm by Eric L, seconded by Charley G. Motion passed 3-0

Minutes respectfully submitted

Eric Laughridge & Scott Mueller

Secretary President

Tuttle Estates Community Association

2025 Budget Attached to Minutes on next page

TUTTLE ESTATES 2025 BUDGET	
FINANCIAL	2025 PROJECTED
RESPONSIBILITIES	EXPENSES
LANDSCAPING & LIGHTS	31,600
POND MAINTENANCE	4,300
POND EROSION PROGRAM/PROTECTION	500
SPRINKLERS	800
ACCOUNTANT & LEGAL FEES	1,000
COM EDISON-ELECTRIC EXPENSE	500
MAILINGS EXPENSE	1,000
OFFICE SUPPLY EXPENSES	200
VILLAGE OF PLAINFIELD-WATER BILL	4,500
HOME OWNERS ASSOCIATION INSURANCE	2,600
WEBSITE MAINTENANCE	140
MISCELLANEOUS EXPENSES:	2,500
EASTER EGG HUNT, BLOCK PARTY, ANNUAL PO BOX FEE,	
and IL STATE FILING, CHRISTMAS LIGHTS	
TOTAL EXPENSES	49,640

<u>Planned Capitol Projects 2024</u>	<u>Budget</u>
1. Sprinkler repair	\$2,000
2. Next Phase Tree Planting - (removal and replant)	\$8,000

Note: Capital Projects refer to non-recurring projects or those completed as funding permits. For example, the recent lighting replacement is a one-time project, upgrading a 25-year-old non-compliant system. We do not anticipate this expense recurring. Similarly, the tree-planting project phases are implemented as funds become available. We aim to effectively manage the TECA program(s) within current budget parameters.