

# Meeting Minutes

CREEKSIDE OF WHEATON HOMEOWNERS ASSOCIATION, INC. 2023  
ANNUAL MEETING  
SATURDAY, DECEMBER 2, 2023  
10:00 – 11:49 AM

IN-PERSON AT THE WHEATON PUBLIC LIBRARY  
Lower Level  
225 North Cross Street  
Wheaton, Illinois

THE ANNUAL MEETING WAS ACCESSIBLE VIA ZOOM which was recorded by Gary Wentte. Marilyn Castle, Dara MacDonald, Linda Norris, Bob and Mary Hooyer attended via zoom.

Parties in attendance: Gary and Kathy Wentte, Paul and Jen Goudreault, Beverly Blake, Bob Brady, Greg and Kathy Bossingham, Jim and Barbara Carter, June and Ray Goerg, Jan and Bill Austin, Terry Heistand, Duane and Debbie Ness, Thom and Sue Martin, Gary & Geri Kirchner, Mike and Barb Zudycki, Dave Candela, Ron and Karen Rago, Jeanette Castaldo, Karen Mulder, Karl and Lynn Klockars, Ken and Denise Murzyn, Bruce and Jeannette Cetnarowicz, Dick & Ginny Noonan, Stacey and Richard Bronson, Jeff and Jill Baker, John Schumm, Jim and Henri Bove, Bill and Nancy Taylor, Ann Merritt, Tim Schlax, and Kathy McCullough

Meeting officially commenced around 10:11am CST on 12/2/23.

## 1. WELCOME, INTRODUCTIONS, AND PRESIDENT'S REPORT – GARY WENTE

Gary introduced the board members: Stacey Bronson, Bill Taylor, Tim Schlax, Gary Wentte, and Dara MacDonald.

Gary went over the parties running for office: Greg Bossingham, Gary Wentte, and Tim Schlax. Gary inquired who hadn't voted and requested each residence vote once. Twenty eight people voted online. Those attending in person can vote via paper ballot.

Gary moved to approve the 2022 annual meeting minutes without reading the minutes as they were sent via email. All agreed.

Gary discussed proposals for new driveways which may be done in late summer or early fall. The new driveways would include cutting the current “mountable curb” would be cut to eliminate the “hump” and the driveway aprons will be regraded. Discussion is made for prep and repainting exteriors in 2024 also. These are the two major capital projects and are costly expenditures which will considerably deplete our reserves; however, Tim Schlax’s projections support that we will quickly regain reserves.

We were fortunate Thiel Roofing provided interest free financing and this should be paid off in 2024.

Introduction of newer homeowners in attendance. Anne Merritt Schlax introduced herself and confirmed she married Tim Schlax during Covid. Jeanette Castaldo (1603 Stonebridge) also introduced herself. She moved into the community last January.

## 2. TREASURER’S REPORT – TIM SCHLAX

Tim reviewed his report advising his report is through November 2023. Six people moved in this year. We charge a \$250 document fee to new homeowners. Budget \$66K and we’ve spent \$60K. Ground maintenance \$74,750 so we were \$3,000 under there also. We spent a little over in insurance information as we had \$7K in the budget. We moved the CHOA accounts to WinTrust and are making significantly more in interest.

The next report Tim reviewed reflected the current balance sheet including the checking account and savings account. Assessments will increase from \$461 to \$500/month in January 2024. After taking into consideration the proposed driveways and paintings reserves will go down to \$20K and it is estimated we will be up to \$84K by the end of 2024.

The next report reviewed goes beyond 2024 and includes a 5% inflation increase projection. This keeps the \$500 monthly assessment through 2030.

Gary interjected we will need to get the cedar and pine trim replaced. We are approaching the lifespan of 40 years for the cedar. He also noted Wintrust has a division dedicated to Homeowner Associations which contributed to our moving to them.

Tim discussed the income tax. We pay 30% tax on interest we earn each year we have to pay to the IRS.

Worst case scenario is proposed at 10% in Tim’s next report. We will still get back up to \$325K in reserves by 2027 after the \$400K in projected capital projects.

Gary stated we obviously can’t predict inflation exactly so Tim’s proposals are in reasonable ranges.

Gary discussed a special assessment years ago due to a relatively new association.

It was discussed when ACH withdrawals are made due to the end of the month and the timing of withdrawals. We have only one owner that pays by check.

Richard Bronson provided kudos to the board as he reviewed the budgets going back and we are gaining efficiencies. Stacey Bronson noted we signed a three year lawn maintenance contract which will provide for additional savings. Bill also has found contractors who work well with us and help maintain expenses.

Sue Martin and June Goerg 1642 approved the Treasurer Reports.

### 3. LANDSCAPING REPORT – STACEY BRONSON

Stacey thanked everyone for a great year where many projects were completed. The spring walk through was successful and will occur next year in May also. We had 32 of 52 homeowners respond with landscaping requests. There were 28 trees and 55 bushes which were dying or needed replacing. We had some other improvements. Next year Stacey hopes to look at the welcome sign at the other end for possible improvements. The ash treatment needs to occur every 2 years so this will remain in our budget on the opposite year of mulch placement. Our community lost two trees due to lightning strikes.

Gary Wente advised the ash bore came over about 20 years ago and affected the ash tree. Kit Greer was on the board and discovered the trees could be inoculated which saved our ash trees.

The crabapple tree project is making progress. We have 13 left to remove and replace with other trees/shrubs.

The Annual Garden Walk did not have as big of a turnout as in previous years; however, it was still lovely. We opened it up to the community and it was well received.

Paul Goudreault of 1600 Stonebridge Trail asked about chipmunk erosion to paver sidewalks that go down. Stacey advised this will be reviewed in 2025. Paul advised he prefers to have this addressed sooner, if possible. Gary Wente advised the board will look into this.

Stacey thanked everyone for their support.

The 2023 landscaping/grounds report was moved to accept by Gary Wente and accepted by Kathy Bossingham (1640 Stonebridge) and seconded by Ron Rago of (1601 Stonebridge).

### 4. MAINTENANCE REPORT – BILL TAYLOR

Bill started by thanking Stacey for commencing the owner surveys which have been instrumental in helping identify and take care of needed items.

Repairs were made at 40 of the 52 units including stoop and sidewalk replacements, gutter repair, etc. All items on surveys have been addressed with the exception of the larger items discussed above along with lighting. The HOA reimburses \$350 for door replacement of a BROWN door. The homeowner should forward your proposed door to the HOA prior to replacing. Gutter replacement is reimbursed at 50% up to \$750. Window replacements are the homeowners expense and should be approved by the board prior to commencing the work.

We have reached another agreement with Goldleaf with the same costs as last year and they will utilize a bobcat rather than a truck or plow.

Gary advised Goldleaf does not perform snow removal until snow has stopped unless there will be an astronomical amount of snow. They do not come out unless there are 2 or more inches of snow.

Kathy Bossingham asked who does our woodwork/carpentry. Bill Taylor noted Will Emory is doing a great job and is conscientious. Will's primary job is a carpenter for a construction company. Will worked off of the survey response list he was provided and advised if he saw items we were unaware to ensure these items were proactively addressed.

Bill has been obtaining quotes for driveway replacements. Gary Wente indicated Ken Murzyn discussed how many cars are heavier now than when the driveways were initially poured. Gary also discussed our coachlights. The cost of four new coach lights, front entry light, and the garage lights are being investigated and a ballpark estimate/figure is \$75K. Stacey Bronson advised this is usually a homeowner expense and we are looking to handle under the association; however, the rear light will likely be the owner expense. The board intends to provide each homeowner the option to purchase the matching rear light at time of replacement of the other lights.

Bill Taylor indicated it continues to be his pleasure to serve on the board.

Bill's report/minutes were approved by Delaney at 1564 and Debbie Ness of 1576.

## 5. RESERVE COMMITTEE REPORT – JIM CARTER

Gary advised Ron will be stepping up to replace Dara MacDonald as secretary. The reserve committee includes Jim Carter, Bill Taylor, Tim Schlax, Ron Rago, and Richard Bronson.

Jim distributed his report. Jim advised he and his wife moved into Creekside in 1999 and he became a board member and was treasurer. The first committee evaluated new roofs. In 2008 he became treasurer again of the CHOA. They retained a firm to complete an engineering report where the property was assessed and capital

expenditures were identified with a 40 year expense sheet. This was the first year capital expenditures were quantified in time.

Jim reviewed the Streams Villas behind us replaced fences, light fixtures, and exterior and borrowed money from Wintrust to complete this effort.

Gary advised we believe the siding will last one more painting cycle. He also advised certain trims come pre painted and don't have to be painted for approximately 20 years and are impervious to woodpeckers.

Jim advised his projected reserves on the bottom of that report are in thousands. The reserve team meets periodically to assist the board.

Stacey Bronson and Bill Taylor moved to accept Jim Carter's report.

6. VOTING AND REPORT – THOM MARTIN - Greg Bossingham and Gary Wentz will be the future board members.

#### 7. OWNER QUESTIONS – ALL

Sue Martin thanked the board for their volunteer work and saving money. There was a question regarding why we do not use a management company and it was noted a study was done and it was determined the association fees would be an additional \$100 per month per homeowner to pay for a management company. June thanked Jim Bove for starting the reserves.

June Goerg asked about the retention pond and Gary confirmed we have been reimbursed for maintenance. The city may change their position as the city indicates there is no guarantee they will reimburse us. Gary advised our Wheaton water bill for sewage/storm water has a fee charged based on the amount of blacktop at our house as per Google Earth. We also pay in our property taxes a special assessment service area (approximately \$30/per home) which includes work on the storm water detention area and the nearby creek. The nearby creek was rechannelled for the bridge and the city may return it to the original wetland type area. June noted if they do not reimburse us we are paying twice for the same services.

Kathy Bossingham asked if there is an update to traffic. Gary commented we had police officers that previously sat in our neighborhood and ticketed offenders. Two years ago, Kathy's dog was almost hit and she called the police and they said they did a 6 month study and the speeding was not enough to warrant additional investigation. Ann Schlax discussed the Wheaton web site contains reports regarding roll call recaps.

Gary advised he brought up a stop sign at Creekside and Stonebridge and was advised this is not something they will do as stop signs are not meant to control speed. Gary may request a one on one with the new chief of police and possibly include the city manager to further request

review of speed. Ken Murzyn indicates Stonebridge Trail is a concern with people speeding and discussed his prior experience with municipality work and opines Wheaton will respond to proper letters, etc. with enforcement signs needed.

Ginny Noonan of 1653 Stonebridge brought up recreational vehicles and concern there is an RV parked at 1632 Stonebridge. Geri Kirschner 1565 Stonebridge advised the city has an ordinance regarding recreational vehicles discussing where they can be parked. Gary asked for the ordinances they are referring to and indicated we will review further.

Kathy McCullough lives on the corner of Creekside and Stonebridge and she sits on her patio and attests to the consistency of speeders.

8. VOTING AND REPORT – THOM MARTIN - 39 votes received. Greg Bossingham (24 votes) and Gary Wente (29 votes) will be the future board members. Tim Schlax had 18 votes. Tim was thanked for stepping in and doing a great job when we needed him. June was thanked for stepping in as well as Ron Rago.

8. ADJOURNMENT – GARY WENTE