



MONTHLY MEETING OF THE MPOA

DATE: SATURDAY, MAY 4, 2024

TIME: 7:00 PM

FACILITATOR: KEN RUCKER

Board Members:

Ken Rucker, President | Shiree Bush-Giblin, Vice President | Asia Sodipo, Treasurer |
Debbie Alexander, Secretary | Leonard Holmes, Architectural Committee Chair

MPOA Member not in Attendance: Shiree Bush-Giblin

Welcome: The regular meeting of the MPOA of Maynegate Property Owners Association was called to order at 10:05 am on Saturday May 4, 2024. The roll call was taken, and the March 2, 2024, meeting minutes were read.

I. Reading and Approval of March 2, 2024 Minutes – Secretary, Debbie Alexander

The Minutes of the previous meeting were reviewed and unanimously approved with the following corrections: One correction to the word “stump” was made. Also, some information on the flood issue at Mr. Williams property was corrected. A motion was made to approve the corrected minutes by Ken Rucker and seconded by Asia Sodipo. A voice vote was taken, and the motion passed unanimously.

Side Note: For time’s sake, a member asked whether we could forgo the reading of the minutes going forward. I followed by saying that was not a problem for me. The agenda was slightly altered to begin with the Treasurer’s Report, because the Treasurer would need to leave early.

II. Treasurer’s Financial Report – Asia Sodipo

- A.** A review of the Everyday Checking Account monthly bank statement was given by Asia Sodipo. At the end of the month, April 30, 2024, the current balance is \$16, 377.83. One check was issued in the amount of \$49.27 written to the Treasurer as reimbursement for a payment made on the Cube Storage account.
- B.** Secretary Alexander presented a check to the Treasurer in the amount of \$200.00 which represented an assessment payment received from an MPOA member.

- C. The Everyday Check account had a beginning balance of \$17,880.71. Deposits and credits received were \$552.41. Withdrawals were \$2,055.29 which made the ending balance, \$16,377.83. Asked if there were any questions on the monthly statement.
- D. The CD ending in 2047, which is an 18-month CD had a beginning balance of \$1,251.59 with \$6.59 in deposits and credits and an ending balance of \$1,258.18.
- E. CD ending in 2048 has a beginning balance of \$6,425.71 with \$8.08 in deposits and credits and the ending balance of \$6,433.79.
- F. Last month we talked about transferring funds from the CD ending in 2048 into a better interest-bearing account, which has not been done yet. Asked if there were any questions.
- G. Member Hughes asked questions about how many assessments that came in. There was a \$300.00 payment which had to be returned to the member because it was an overpayment. Another check in the amount of \$252.41 was another overage from a member that will have to go back to the member.
- H. Treasurer, Sodipo began to read the financials from 2023 through 2024 from the document sent out to the members.
- I. Account Expenses were as follows:
Bank fees - \$35.00 which was a stop payment fee. The check was never received by the individual, so a stop payment was executed on the check. Business, taxes fees and licenses, computer hardware - we didn't have any expenses in that category. Computer software is our normal Quickbooks monthly fee = \$214.99 which is unfriendly to budget. Regarding Décor, Equipment, Hospitality, Insurance – We had no spending in these categories; however, insurance is coming up, with a new company to insure us beginning on June 4th. That is another item on the list of to do. Landscaping - \$1,675.00 that was spent on the entryway project, such as the planting of trees. Maynegait storage for 2 months \$98.54. No spending in any other categories until we get to Utilities - \$31.76 but had to follow up with ComEd to transition us to a business account. There was some confusion about how the account was being billed and ComEd is investigating as it looks as though they had double billed us. This brings us to a total spending in April of \$2,055.29 which is friendly to budget overall, for the month and overall, for the total budget for the year.
- J. Income Collected:
I spoke about payments received that had to be returned due to overpayment. No donations have been received. Will talk to the Vice President about the other half of the grant. There is \$1,500.00 that's been allocated for landscaping. No items in miscellaneous or undeclared. It was requested that we add a calculation for the total amounts in dollars paid versus unpaid. The percentage remains the same. 59.98% have paid which gives us \$23,142.86 that was paid in this fiscal year, and the unpaid percentage is 39.01% or \$15,074.70. These figures are the totals for this fiscal year.
- K. The question was asked: What was the total amount of past due assessments? The Treasurer said she has a separate financial system and spreadsheet of the total funds

owed from members that are in arrears. "I do not want to muddy the waters. I was not Treasurer last year and I do not want to conflict those numbers, so if people have questions about what is owed, please reach out to me. I am not going to bite. I would much rather talk about what we need to do to get you on track or what we need to do to get your trust and getting those things paid".

- L. A question was raised about the Landscaping budget. The Treasurer indicated that the budget was \$23,200.00 and so far, this year we have spent a total of \$4, 477.77 and we have replaced the trees that needed to be replaced, removed the stumps and added lighting and a multitude of other items.
- M. There was some talk about the budget balance.....
- N. Nationwide Insurance has chosen not to renew with us going into the next year, so that will end on June 4th. and I am working on who will give us insurance going forward.
- O. **Member Veazy** offered information regarding the past budget amount vs. the actual amount remaining in the current budget, noting that we are 2K better than last year.
- P. The Treasurer indicated that communicating via email is best and gave the address of maynegaite211@gmail.com or via telephone at 313-618-8203.
- Q. Since Nationwide insurance chose not to renew our current policy, the Treasurer is working on obtaining another agency to represent the HOA and she is requesting a few quotes and will get back to us with the results.
- R. We need to set the upcoming budget for the next fiscal year 2024-2025 so I will be holding a Special Budget Meeting so please be on the lookout for your emails on that because we need your input on that as well. **President Rucker** mentioned events that will be paid for by the residents, but if there are events that you want as a community, or the HOA to fund, then we will have to make sure that is included in our budget and planned for. If there are areas of improvement or things you think we need to support, that will have to be assessed. We will have the Special Meeting Budget to talk about that divided by our 184 homes and that will be what our assessments are, that is how we do a proper budget, so please feel free and attend that meeting, and this concludes my financial report.

A motion was made by **Ken Rucker** to approve the financial report and seconded by **Leonard Holmes**. A voice vote was taken, and the motion passed unanimously.

III. President's Report – Ken Rucker

- A. The President welcomed everyone in attendance and said the following: It's good to see new and seasoned residents here. Thank you. I would like everyone to know that the five positions we hold are on a volunteer basis and are non-paying roles and we are here to perform a service on behalf of the residents of Maynegaite. I'm sure all of us care, which is why you are here. We care about our property, we care about our community and we're here to do what we can to make a difference, to maintain or even elevate our property value and make our community a nice place to live. Our primary focus is to do

what we can to keep our assessments current as well as maintain the Maynegaite front entrance on Route 30 and Orchard.

- B.** The middle island on the front entrance has four pots and a Maynegaite resident, who owns Property Management Company donated flowers for those pots. Unfortunately, someone vandalized the pots, and we are very disappointed that someone has done this, so if you see anything out of the ordinary, please let us know.
- C.** There is a residence at 2825 Paris that was recently auctioned. It was a public auction, and we believe the starting price was \$363,000. And as of this point, we have not heard the results of the auction. We will inform you once we have been made aware.
- D.** Because of Vice President Shiree Bush-Giblin, grant funds were approved in the amount of \$1,500.00 which was used for improvements to the front entrance. We grinded four tree stumps and planted new trees.
- E.** The Olympia Fields Police Department reached out to all the HOA Presidents to obtain up to date communication and emails for all the HOA Board Members. The reason being was that if there is any activity that happens in Maynegaite, we can relay that information to the members.
- F.** Our Architectural Committee Chairman will give you a report, but just for clarity, we replaced 28 lights, and we are looking at additional lighting for that area.
- G.** It has been noticed that our landscapers are underperforming. I am going to have a special meeting with them to discuss it, specifically because of the middle island weed growth which is out of control. It will be addressed and the trees on either side of the driveway are overgrown so the branches are hanging down and preventing sunlight from hitting the grass and so plants and flowers can continue to grow. We will be soliciting proposals to have the tree limbs cut back so that the grass, plants, and flowers can continue to grow.
- H.** I get phone calls, emails and text messages meant to help the board, applaud the board or share with the board, areas for improvement. Please continue to do that for us, we appreciate anything you do to help us to provide aid and assistance to the residents. Some residents reach out and ask us how we pay our assessments, what do I need to do? The village has been giving us updated information on the status of our homes that are up for sale or changes in ownership. Just wanted to share that information.
- I.** We have an election coming up at the end of June. Asia's position and mine are slated for re-election and Debbie, Leonard and Shiree's position will stay in effect.
- J.** The Vice President is not available right now. But she has information on events that are meant to bring the community closer. We would like to put face to face with the people who live here in our community. We have a very strong base of good people in our community. Most of us go to work, come home, and turn on the TV, and it would be good if we could step things up a bit for those who are interested. Come out and walk together, put faces together, talk together, because you never know who knows who and you never know how someone can benefit from a conversation. Regarding all the events we have coming up, we notice that some people like to walk, some people

like to ride their bikes, some people like to golf and lastly, we have our annual cook-out because everybody likes to eat. And these are some of the events we have coming up as an HOA that can bring people closer together.

- K. As Asia mentioned we are slated to have a new insurance company. We have signed Tressler LLP as our new HOA attorney firm. The two items at the top are to bring our Covenants and Bylaws up to date. How Maynegaite residents can abide by our covenants to erect sheds on their properties. We will keep you abreast of what happens.
- L. I wanted to welcome you and say thank you to Judge Walker for joining us this morning and we appreciate the time you spent with us at our last meeting. I wish we could have been more proactive in getting the word out about your representation for the district as well as our community.
- M. The President asked whether there were any questions regarding the President's Report. The next series turned into a question-and-answer session

Question: What is our next step in going after the delinquent assessments? **Answer:** The legal aspects will be placed in the lap of the new firm. They are well versed in how to go after those residents and to go after them legally.

Question: Member, I know we are responsible for the entryway on Lincoln Hwy and Orchard but what about the entryway at Lincoln Hwy and Indiana? What update or information as to what is going on with that wall? **Answer:** We do not have an update on the wall. It is not the responsibility of the HOA. It is the Village that must do something about the wall. **Answer:** I do not have an update about the wall however, I will make a phone call to the village to get an update and share that information with you. I spoke to the developer who recently purchased 14 or 16 lots at the Maynegaite Reserve. His plan is to sell the lots and to have the owners of those lots build their new residences. If that does not come to fruition, he as a developer, will make plans to build homes on the lots. He is from Nebraska. He was planning to be at this meeting today, but there were some family obligations that he needed to attend to. He does plan on being here for our cookout in June.

Resident: The wall is such an eye sore and although we are not responsible for it, it does look like it is a part of us which makes us look bad. Perhaps we can put pressure on whoever is responsible. Perhaps we can get the builder to do something. That would be great.

The President asked MPOA Member, **Mr. Jones** whether he had any information to give.

Answer: The developer might be the current owner, but the village has nothing to do with that property which includes the fence. **Answer: Mr. Veazy** added examples of what cannot be done regarding a property that is private, however the Village has the authority to remove structures deemed to be unsafe. Bottom line is, there is not much we can do unless we are willing to take matters into our own hands. **MPOA Member,**

Hughes stated that the Village can fine perpetrators. **Question:** A Member wanted to hear more information about the sheds. **President Rucker:** The HOA will provide the specifications for sheds to ensure the structures are not in violation of any dos or don'ts, and whether the sheds are acceptable or not. etc. **Question:** What about solar panels. Are we allowed to install solar panels. **President Rucker:** Yes, I can provide you with a Maynegaitte resident who can help you with information and installation regarding solar panels. Another comment from **Member Hughes** also indicated that the covenants regarding sheds had already been passed, and with other questions being raised about the by-laws, President Rucker explained to the members, that the bylaws would have to be clarified by the attorneys. **Mr. Veasy** spoke at length about sheds and how to determine what the specifications should be. He also said, to amend the bylaws, it would be necessary to have at least 60% of the residents to vote in the affirmative.

IV. Entryway and Architectural Committee Chairman Report – Leonard Holmes

- A.** Chairman Holmes asked everyone's opinion and comments about the lights in the entryway. Many believe that the lights should be brighter. The electrician believes there should be more lights on the back of the Maynegaitte sign that could help light up the trees along the pathway. I am working with an electrician, and I will talk to him this week. Perhaps 3 or 4 lights on either side of the entryway would solve the lighting problem.
- B.** **Member Jones** commented that if we try to alleviate the flooding of Mr. Williams' property, we will be disrupting the mulch and we will need to correct that.
- C.** President Rucker and Member Veazy has picked up garbage thrown out of vehicles on a regular basis. Also, cars do not stop at the stop signs on Orchard and London, to the point that it is concerning. Mr. Veazy believes there should be cameras placed at the intersection.

V. Public Comments:

- a. Next meeting will be scheduled approximately 4 weeks from today. Also, the invoices for assessments will be going out to members.
- b. A "Letter to the Landscaper" will address landscapers who may be leaving debris around the curb areas at homes and causing flooding will be placed on the website for member's use and we can also send the letter out to the members via email.
- c. **Secretary Alexander** asked if any members are interested in advertising their business in a newsletter, to promote from within, so that other residents are aware that they can get services or products from the people within the community.
- d. **Judge Walker** wanted to thank everyone for their support even though "we" didn't win, I keep my job as Judge in the Circuit Court of Cook County. So, thank you all.
Mr. Veasey mentioned an article that came out days before the election and if it had been distributed earlier would have had a positive impact because Judge Walker was

clearly the most qualified person for the position, but unfortunately the least qualified person was subsequently elected.

- e. **Member Darin McGinnis** inquired about approval for his fence that he has been trying to obtain for over a month. Mr. McGinnis also inquired about the timeline for answers and what to expect. He was advised to give his information and documents to Leonard Holmes the Architectural Chairman.

The meeting was adjourned at 11:37 am by Debbie Alexander