



Single Family Homeowners Association
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Willow Creek Single Family HOA Quarterly Minutes
February 12, 2020 ARC Center

Board Attendees:

President: Jon Tuck
Vice President: Jim Miles
Secretary: Nancy Winchester
Member: Marc Fianza

Absent:

Treasurer: Debbie Ackerman

- Call to Order: 7:34
- Approval of November 2019 Minutes 1st Jon Tuck 2nd Jim Miles
- Treasurer's Report 1st Jon Tuck 2nd Jim Miles

I. New Business

A. Officer Nielsen from the West Chicago Police Department Community Services division

B. Common Areas

- 2 Entrances
- 10 Cul De Sacs
- East Pond & West Pond
- Surrounding Grasslands and Easement Lots
- Hawthorne Lane Vacant Utility Easement Lot

C. Spring Clean Up Projects

- Evaluate and Renew Landscape Contracts
- Spring Clean Up
- Mulch all Entrances and Cul de sacs
- Obtain Quotes for our Pond and Pond Equipment Maintenance
- Contract Pond Maintenance Provider
- Renew contract with Fertilizer and Weed Control Provider

D. East & West Pond Drain Tiles

- Inspection of all Drain Tiles by City of West Chicago and/or Qualified Contractor
- Obtain Estimates for Repairs - Set Priorities and Schedule for necessary Repairs

(Note: this project is a carryover from the 2019.)

E. Vacant Utility Easement Lot on Hawthorn This was brought to the Board's attention on August 30, 2016 by the city of West Chicago.

- Survey Lot to determine boundaries
- Determine immediate needs of the Lot
- Consider long term needs for the Lot

F. Cul de sacs

- Determine next cul de sac to be re-landscaped in 2020
- Determine the order for the remaining 6 cul de sacs over the next 6 years

II. Open Discussion

- Some of the Homeowners attending the meeting expressed concerns about the Board raising the 2020 Annual HOA Dues greater than 5%. Under the CICAA law (Resolution 1) the Board has the authority to raise the Annual HOA Dues greater than 5%.
- Response from the Association Attorney on the Board's authority to increase the HOA Dues and Special Assessments.

"Good Afternoon

I reviewed the Association's governing documents and the resolutions previously adopted. A resolution was recorded on October 27, 2000, whereby the Board agreed to have the Association bound by the terms of the Common Interest Community Association Act ("CICAA").

According to Section 1-45 of CICAA, the Board is authorized to adopt a budget and separate assessments. CICAA provides that if the adopted budget or separate assessment results in the sum of all regular and separate assessments payable in the current fiscal year exceeds 115% of the sum of all regular and separate assessments payable during the preceding fiscal year the member vote is not required.

Since this is not how the Board has done it in the past, when the Board votes to adopt the increase, it should be noted in an open meeting that the Board sought the advice of legal counsel and was advised under CICAA Owner approval was not required. We want Owners to know why the process this time around is different than in the past.

I hope that this answers the board's question. Please let me know if any remain.

Thank you.

Gabriella Comstock – Attorney"

- Adjournment: 8:40 by Jon Tuck