**Meeting Details:**

**Date:** 2/20/2024

**Time:** 6:00pm – 7:30pm

**Board Present:** Kevin Richard, Victoria Hill, Patrick Peterson, Melody Seaton

**President:** Willie Johnson

**Off-Board Member:** Regina Brown

**Special Guests:** Anthony Burton, Village Administrator

 Gordon Hardin, Public Works Superintendent

**Absent:**

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**Special Guests**

Our meeting began at 6:02 PM with Anthony Burton, Village Administrator. He addressed the following and included Gordon Hardin, Public Works Superintendent in the conversation:

* The lots next to the parks are owned by the bank doing the development, so the village can’t take them over and give them to the HOA.
* Someone has purchased all the lots in Trinity Creeks that were not developed. Kevin said there were two not purchased so Anthony Burton will Ernest in Community Development recheck.
* The village will break ground in April and May of this year for Trinity Creek’s Park. Gordon will send a picture of a sample design for the park. Patrick asked about a pad for a future shed to house equipment, etc. Currently he’s storing these items in his garage. Anthony said once they get the price, they will ask the developer how much more it will be and let us know if it’s doable.
* Anthony and Gordon might attend our next meeting to share the park information with homeowners. In addition to the park information, Anthony would like to share new developments in the Village of Matteson.
* The park construction will start in April or May according to Anthony Burton and Gordon Hardin.

**HOA Fees**

* President Johnson began the discussion about putting something in our by-laws about late fees.
* The Board had a couple of proposals for late fees.
* The Board has been sending letters to homeowners that are late paying their fees.
* President Johnson stated homeowners must be current on HOA dues before the Board will issue letters for work to be done on your home. This is part of the process the Village of Matteson requires.
* Board members voted to add a late fee of $25 per quarter that doubles with each subsequent quarter. The vote was accepted with a 3 to 2 decision.
* A vote was also taken to make minor changes to an amendment that addresses what happens after 12 months of unpaid delinquency. This was unanimous.
* The topic will go before the body to be voted on.

**Credit**

* The Board proposed that we have a business credit card or debit card. The current process is for HOA members to spend their own money and get reimbursement from Cambridge. Cambridge previously stated the bank they use doesn’t issue credit cards. However, President Johnson asked Kevin to investigate this again. The Board approved further work on this matter, so that the members won’t have to continue using their own money and wait up to 30 days to be reimbursed.

**General Meeting**

* March 20, 2024, 7pm – 8:30pm. This meeting will be in person at the Matteson Community Center.