

**Country Ridge HOA Annual General Meeting**  
November 29, 2018 7:00 pm – Mahomet Community Center  
Meeting Minutes  
**Approved at 07/12/2019 HOA Board Meeting**

I. Call to Order

- a) Meeting called to order by Vice President, Chad Sieben – 7:05 pm

Board Members present:

Chad Sieben – Vice President  
Tom Whooley – Treasurer  
Frank Armetta  
Bret Johnson  
Marshall Henry

Absent:

Johnathon Woods – with apologies

60 residents (including proxy's) were present, meeting the required 20% needed for a quorum

II. Approval of Minutes

- a) **Motion to approve the November 14, 2017 Annual General Meeting (AGM) minutes- Tom Whooley (1<sup>st</sup>), Chad Sieben (2<sup>nd</sup>) – motion carried unanimously**

III. Election of New Board Members

- a) Available positions:

1. President – formerly held by Robert Lewis (moved)
2. Secretary – formerly held by Eric Briggs (moved)
3. Member at Large
4. Member at Large

- b) Nominees:

- Chad Sieben (current VP) – President
- Todd Sheets – Vice President
- Carrie Johnston – Secretary
- Marc Belanger – Member at Large
- Andrew White – Member at Large

**No objections- nominees elected as motioned, leaving one (1) Member at Large position still available.**

IV. Treasurers Report

- a) Treasurer, Tom Whooley, explained balance sheet, profit & loss, & proposed budget.
- b) All 2018 dues were collected with the exception of one (1) household. Lien has been placed on the property.
- c) No questions from the audience
- d) **Motion to approve the 2019 budget – Chad Sieben (1<sup>st</sup>), Frank Armetta (2<sup>nd</sup>) – motion carried unanimously**

V. Committees

- a) Chad Sieben explained the idea of adding a welcoming committee and continuing previous committees. Sign-up sheets available.  
(One person showed interest in the park committee and no other committees were signed up for after checking after the meeting.)

- b) Frank Armetta is looking to exit the Architectural Committee and asked if anyone was willing to take over.

## VI. Updates

- a) Frank Armetta gave a brief update on the LOA
  1. The LOA Board is hoping to treat the retention pond sooner next season and hopefully alleviate any problematic aquatic vegetation in the early spring
  2. They are working on cleaning up the inlets; specifically the SE inlet that has a lot of woody vegetation growing. They have contracted with a company to remove woody growth.
  3. Frank would like to see the LOA and HOA combined someday.

## VII. New Business

- a) Continued development of the park
  1. Chad gave an update on the current state of the park and playground. Turf has come in pretty well and the playground seems to have been well accepted by the residents of Country Ridge.
  2. Next steps for the park: replenishing playground safety surfacing, mulching of current trees, replacement and additions of trees, potential concrete approach walk from the street to the playground, and a future conceptual plan for the park.
  3. No questions from residents present
- b) Sangamon Fields Subdivision update
  1. Chad gave an update on the 56 acre future subdivision being developed by Rave Builders that is located to the south of Country Ridge. The future development, which could start in the spring of 2019, has been approved by both the Planning and Zoning Commission and the Board of Trustees.
  2. Country Ridge HOA members have attended various meetings to express their dissatisfaction with several aspects of the development, which include: increased traffic on Country Ridge Dr., usage of Country Ridge's newly installed playground, construction equipment damage to existing infrastructure, neighborhood delineation, etc.
  3. Resident, Roger Spahr, felt the HOA Board should further impress upon the village- specifically what was portrayed to the Mahomet Board of Trustees by the Village Community Development Director, Kelly Pfeifer regarding the entrance off of Rt47 and IDOT's response.
  4. Resident, Greg Scott asked if the HOA has any control of the streets.
  5. Resident, Douglass, asked if we should hire a lawyer. Also, if a vote for hiring a lawyer was an option at the meeting.
  6. Some additional questions that were brought up (lots of discussion) – Should the HOA get quotes for retaining legal Counsel? Should the HOA have direct conversations with Rave Builders (the developer) to discuss options of adding an entrance?
  7. The HOA Board shared that they have attended a multitude of both public and private meetings with Village planning, IDOT, the Village President, etc. High level discussions have also taken place with several reputable law firms in the area to discuss the feasibility of legal representation. The HOA Board feels that while a continued effort to encourage a separate entrance is warranted, the general feedback from the Village has been that the planning of the Sangamon Fields subdivision and the related street traffic has been addressed in the long term planning of the Village and the current entrances provide more than enough accommodation for future traffic flow. Country Ridge would have the option to pay for an updated traffic study, but regardless of the results, the developer and the Village would not need to change the existing plan that has already been

approved. Based on initial discussions with several legal firms, the consensus opinion seemed to be the feasibility of changing the direction of the development, specifically a requirement for an entrance to IL-47 was unlikely and would be costly to go through the legal process. HOA Board member, Chad Sieben shared that a temporary construction entrance for the heavy earth moving equipment is planned South off IL-47. Should there be a future permanent entrance to IL-47, it would be at this site (though not planned). Based on the proposed timing of completion for Sangamon Fields by phase, this entrance would be the last phase of the neighborhood and would likely be years after the first homes are built and occupied. HOA board member, Frank Armetta recommended that the board members get together to discuss this matter (Sangamon Fields) further. Members agreed.

8. There were no further questions or comments.

c) Comments or questions from the audience

1. Greg Scott, 503 Country Ridge Dr., asked about a low spot in the pavement in front of his residence that holds water. Frank Armetta will investigate and report back to the board. The Village may need to be notified for a potential safety concern.

VIII. Adjourn – 8:23 p.m.

**a) Motion to adjourn – Tom Whooley (1<sup>st</sup>), Bret Johnson (2<sup>nd</sup>) – motion carried unanimously**