
CREEKSIDE CROSSING HOMEOWNERS ASSOCIATION
BOARD MEETING MINUTES

Plymouth Congregational Church
24022 W. Lockport St.
Plainfield IL 60544

Thursday, September 25, 2014

Attendees: Board of Directors: Vice President – Mike Urbanczyk, Secretary – Bill O'Connor, Treasurer - Don Cernok., Director - Jon Sykora. Absent: President – Gary Datro. Foster Premier Property Manager: Sharon Gomez. Homeowners in attendance (12 units represented including the board).

Meeting was called to order by Mike Urbnczyk at 7:01 p.m.

Meeting minutes from the August 28, 2014 meeting were reviewed. Motion to approve made by Mike U, Second by Don. Motion Carries.

Financial Report

Financial Report – Month ending August 31, 2014

- Operating Account - \$28,752.93
- Reserves – MM \$29,199.32
- Total Cash - \$54,952.25
- Delinquency amounts had not been figured at the time of the report
 - Cash Disbursements August – 13,060.15

Motion by Bill to accept the treasurers report as read. Second by Don. Motion Carries.

Duplex Committee Updates

- *2015 Budget Preparation for Duplex Units*
 - *The Duplex budget was discussed at length in regards to funding for extra snow removal. There is not a need for the line item Add'l Landscape so this will be change. Funds left over will be used to set up a Duplex Reserve as indicated in the Declaration. Confirmation of proposal amounts will be confirmed and a meeting will be held with the Duplex committee to determine funds needed.*
- *Landscape and Snow Removal Proposals*
 - *Snow: Drew's Landscape will be requested to provide additionaql equipment to remove snow from the property using 2 blades as opposed to one (1 Truck, 1 Bobcate or similar) and 2 blowers. Confirm edge markers will be provided. Sharon to contact Drew's to discuss. If confirmed these numbers will be used for the 2015 budget.*
 - *Landscape: Include grub control and aeration in overall amount. Total for landscape will be \$23,096.00 – 7 = payments \$3,299.42 each month.*

Old Business

- *Reserve/Transitional Studies – Motion made by Don to approve the reserve study. Second by Mike U. Motion carries. The Transitional Study will be forwarded to the associations legal team to review.*
- *Collection Policy – Motion made by Don to accept as prepared. Second by Mike U. Motion carries. Sharon to prepare a mailer to owners for their copy. To be openly approved at the next meeting.*

New Business

- **Architectural Application Approvals**
 - *15714 Creekview Drive – Paint Motion by Don to approve, second by Bill. Motion carries.*
 - *15719 Cove Circle – Fence – Approve by management as it follows guidelines. Motion by Don, second by Bill. Motion carries.*
 - *15606 Portage Lane – Shed – Motion by Don to approve, second by Bill. Motion carries.*

- Fence Amendment Discussion – *Lennar confirmed with Michael Garrigan, Village Planner, that the proposal to allow open style fencing with gaps of not less than 50% of the width of the fence slats is acceptable. The proposal still achieves the Village's desired intent while addressing resident concerns. Sharon to forward wording for the association's attorney to prepare an amendment to the Declaration. The board had previously determined that this cost would be funded by the Association.*
- Circle Island Renovation – *It was determined that the center island and out fingers belong to the association and must be maintained. This was not maintained in the past. Drew's prepared a proposal to remove and replace plant material at a cost of \$12,337.99 of which \$1,725 was for removal of dead plant material. Proposal was declined due to funding being unavailable.*
- 2015 Budget Planning – *The proposed budget was reviewed through each line item noting increases and decreases presented. The budget is based on 188 units paying assessments. Major areas to change are:*
 - *Legal will be increased by \$3,000 as the association has spent year to date \$10,539.*
 - *Reduction in office expenses and bank services charges will be made in hopes of being able to keep these expenses down.*
 - *Increase in Incidental landscape to improve the property*
 - *Increase in Retention pond maintenance as there hasn't been any in the past.*
 - *Bad debt has never been budgeted for and needs to be reviewed in the future.*
 - *Increase to reserves per the reserve study.*
 - *Anything extra will be transferred to the reserves to build appropriately.*

Overall income vs expenditures is not allowing the community to improve and maintain appropriately. Future planning of improvements is being considered. The board agrees to increase the assessment to \$40 per unit.

II. Open Forum (10 min. max)

- *Report that dumped items are still on Frontier lots and haven't been removed. City does not do anything to encourage clean up.*

III. Executive Session

- *09262014A - Approved*

IV. Adjournment- Motion to adjourn the meeting as there was no further business. 8:50

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 Visit the new website at www.CreeksideCrossing-HOA.info

Approved November 13, 2014