



Country Ridge HOA November 16th 2016, 7:00pm Annual Meeting

Mahomet Community Center

**Meeting Minutes-Approved**

- Call to Order: 7:03pm
- Present:
  - Tom Whooley-Treasurer
  - Robert Lewis- President
  - Jason Hirsbrunner
  - Frank Armetta
  - Chad Sieben
  - Eric Briggs- Secretary
  - Brett Johnson
  - Marshall Henry
  - Dave Price – Vice President
- Approval of the Minutes
  - **Motion to approve 9-22-16 Meeting Minutes. Tom Whooley(1<sup>st</sup>), Jason Hirsbrunner(2<sup>nd</sup>) Motion Carried –Unanimously**
  - Had 48 people Present/Proxy which meets the needed 20% for Quorum.
- Introduction of Board members to audience
  - Losing 3 board members. Asked if anyone had interest in joining board.
  - No people new to subdivision in attendance
  - Frank Armetta discussed the architect committee.
    - Any requests need to be sent to Frank Armetta or Robert Lewis
    - Its purpose to make sure sheds, fences, pools, and/or driveways meet subdivision bylaws.
    - There are 6 different covenants for the subdivision
    - Reminder on keeping lampposts lit.
- Open Board Member Park update

- **Motion to bring Jonathan Woods onto board. Chad Sieben (1<sup>st</sup>), Frank Armetta (2<sup>nd</sup>) Motion Carried – Unanimously**
- Treasury Update
  - Went over Balance sheet and Profit/Loss statement
  - Questions brought up about number of homes (191 currently) and using an interest bearing account
  - No HOA past dues for 2015 or 2016
  - Spent \$1400 on lawncare past year. Cost will go up once park is installed.
  - Point brought up that the budget needs the Ameren power expense for the entrance sign.
- Park Information
  - Chad Sieben talked about park information
  - Holding on taking ground where park is going until it is ready to take over. (Correct grading and grass established.
  - Ironwood and Signature Homes donating to park. \$500 dollars per house they built on park and \$5000 respectively.
  - All Inclusive Rec made mock up of what playground will look like. Specific location of set TBD at a later time. Pricing of playground good until 12-31-16.
  - Discussing a one time \$100 Special Assessment. With Special Assessment the dollar amounts would be the following \$21,000, Builders donating \$7000, out of budget \$38,000
  - Would leave around \$30,000 in the HOA account
  - Questions about what the park will look like in 10 years, what the age group target is, what else is going to go there besides playground, why builders donated money.
  - Suggestion of letting U of I students do a full mock up of park.
- **Motion to move forward with \$100 Special Assessment to a vote. Tom Whooley (1<sup>st</sup>), Marshall Henry (2<sup>nd</sup>) Motion Passed –Unanimously**
- **Vote passes for approval of \$100 Special Assessment**
  - Floor Vote results 24 (Yes), 5 (No), 1 (Write in Yes)
- Other questions or comments
  - Faded street signs to be replaced or fixed
  - Raised sidewalks. HOA or village responsible for repair?
- **Motion to Adjourn Meeting at 9:05 pm. Robert Lewis (1<sup>st</sup>) Tom Whooley (2<sup>nd</sup>) All in Favor (Unanimous)**