

Meadows of Crystal Lake HOA Board Meeting July 21st, 2015

Meeting called to order at 9:03 AM

Roll Call

Present: Pres. Ron Masloff, Treas. Ed Nickey; Sec. Jerry Novickas; Dir. Jim Giasullo,

Absent: V.P. Paul Davies, Dir. Sal Circelli; Dir. Jerry Iovino

Notice of this meeting was posted 72 hours prior to the meeting as required.

Minutes: June 5th Minutes Read - Approved unanimously
 June 26th Minutes Read, Aquatic systems monthly contract corrected from \$183 to \$180- Approved unanimously

Director Reports

	Pres. Ron Masloff	HOA attorney is working on 4 foreclosures. Including one home with an underage person in residence. Homeowner Thomas Milo has offered to arrange Free, Ballroom Dance classes. The only open night without a regular event is Monday (except HOA Board Meetings) Possible afternoon schedule, needs to work with Social Travel Club
	Treas. Ed Nickey	Current Balance all accounts \$233,567 The HOA Profit & Loss (P&L) Statement accounts are being re-structured to better report how we operate and better reflect the actual state of our finances. The final version will be presented to the Board and Budget committee to begin work on the 2016 budget
	Dir. Jim Giasullo	Tree trimming has begun Need to meet with Hoover regarding monthly invoices

Old Business

ISSUE: Lot 153 Accordion Shutters

Discussion: None

Motion: Passed Unanimously

ISSUE: Lot 15 2 Gable vents

Discussion: None

Motion: Passed Unanimously

ISSUE: Lot 270 window replacement throughout home

Discussion: None

Motion: Passed Unanimously

ISSUE: Lot 91 Attic Fan

Discussion: None

Motion: Passed Unanimously

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New Business

ISSUE: Add at least \$3,500 to the 2016 Budget for legal fees to restate all references to leasing, rental and absentee owners in the documents to better allow the HOA Board to enforce the intention of No Rentals

Discussion: Legal approved changes to the HOA Documents would be placed on the 2017 ballot for the annual Homeowners meeting approval.

Motion: Passed Unanimously

ISSUE: Should Lot 86 Bird Feces Fines be reduced to 14 days at \$25 per day?

Discussion: Son has moved resident as promised, the Board needs to be consistent and stand behind fines to be levied

Motion: Passed Unanimously

ISSUE: Should Lot 86 Bird Feces special assessment be levied? Total to be determined by costs incurred by maintenance staff to remove health risks and bring landscape into compliance with community standards

Discussion: The project is just starting and the time and materials is yet to be determined. Dir. Jim Giasullo, will report back the total and invoice will be sent

Motion: Passed Unanimously

ISSUE: Should Board establish a clean-up program, where bulk trash placed roadside earlier than Monday afternoon will be removed by maintenance staff. Special assessment for each pick-up to be \$15. Implement after first HOA Board meeting in September

Discussion: We need to publish in Newsletter and website and announce at full meeting, give all homeowners ample time to prepare,

Motion: Tabled

ISSUE: Should Board communicate with all contractors working in The Meadows that they are no longer allowed to drop their construction refuse in the community dumpster. When a contractor continues to violate levy fines or legal recourse to prevent this illegal dumping.

Discussion: Homeowners may not be aware their contractors are doing this, but should take the initiative and let them know the HOA dumpster is off limits. We tried locking it once and they just threw refuse over the fence which was worse.

Motion: Passed Unanimously

ISSUE: Should Board rescind all previous parking and vehicle special exceptions either verbally or written from previous Boards or individual Board Members

Discussion: A number of homeowners are violating the overnight parking stating previous Board members gave them special permission.

Motion: Passed Unanimously

ISSUE: Should Board restate all vehicle and parking regulations and re-institute the use of both parking lots for over flow vehicles and visitors?

Discussion: need to update rules and regulations on the website, publish new rules in newsletter, inform homeowners of change

Motion: Passed Unanimously

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Committee Reports:

Election Committee	Lillian Krall is retiring, will hand over her notes to the HOA Secretary and the Board will organize a new election committee. Thank you Lillian for so many years of volunteer service to The Meadows we truly appreciate all you have done
Advertising	Becky Laden reported \$3,250 has been collected for annual ads into the newsletter. Will submit business cards to Novickas and Iovino shortly

Community Discussion

- Homeowners may occasionally need to use dumpster when leaving for vacation
- 80/20 Rule clarification is needed
- Need to list all prior rental and absentee owner situations for legal review.
- Staff needs to comply with the bulk trash at roadside times in clubhouse area

Meeting Adjourned 10:41 AM
 Respectfully submitted by Jerry Novickas
 HOA Board of Directors Secretary