

## The Orchards Homeowners Association

Belleville Crossing St #10  
Belleville IL 62226

### Minutes of the board meeting

**Date = December 14, 2017**

Meeting of the Administration Board of The Orchards Homeowners Association

Present :

- Mr. Daniel Ragen
- Mr. Galen Kirby
  
- Validation of Quorum
  - The meeting did not have enough attendees and proxies to make a quorum.
  
- Minutes of the last meeting and adoption of the said minutes.
  - The minutes were approved.
  
- Briefing by the Social Committee
  - The Easter parade is April 15th.
  - The community yard sale is May 6th.
  
- Briefing by Dr. Craig Fiegel, superintendent of Mascoutah school district
  - Dr. Fiegel spoke on the proposed 1% sales tax and how it benefits school facilities.
  
- Financial Reports
  - Financial Statements from 2016 were presented.
  - 2017 budget was presented
  - All are attached to the minutes.
  
- Old Business
  - Lawsuit Update
    - A conference call with Judge Schuering and the attorney for IDNR and the City was held on 2/10/17.
    - The attorney for the City advised that the City was the completing engineering studies necessary to determine how to correct the flooding issue and should have the studies along with the plans completed by 3/1/17.
    - The City also advised that they have spoken with FEMA and were informed that the correction of the flooding issue would be a good candidate for FEMA's Flood Mitigation Assistance Program which would provide a grant equal to 75% of the cost of the project. The FEMA program would be funded through IEMA.
    - Jay Dowling met with the City of Belleville and the IDNR March 2nd to review and discuss possible solutions for compliance with the 2005 IDNR permit. Please recall that the permit required 2 detention areas to be built along the tributary to Loop Creek. The first detention area was to be an inline detention area constructed in the area of Jack Nicklaus Drive and Ben Hogan Court. The second detention area was to be an offline detention area constructed northwest of Four Lakes Drive and Slammer Drive.
    - The Jack Nicklaus/Ben Hogan detention area has not been constructed.
    - The Four Lakes/Slammer detention area was excavated but the concrete weir structure to divert water from the creek has not been constructed. Further, the excavated area of the detention area has not been maintained and a part of the perimeter berm has failed.
    - The City of Belleville will complete the survey, grading plans, water flow modeling and cost estimates, as well as all other engineering drawings and documentation, for the Jack Nicklaus/Ben Hogan detention area prior to April 20, 2017 and will produce a copy of the aforesaid documents to Jay Dowling. In exchange, the Orchards Homeowners Association is to obtain a cost and time estimate to repair/maintain, including but not

- limited to removing trees that have grown in the excavated detention area, constructing the concrete weir and rebuilding the area of breach in the perimeter berm, of the Four Lakes/Slammer detention area prior to April 20, 2017 and produce the cost estimate to the City of Belleville and IDNR on April 20, 2017.
- Subsequent to compiling the above information, the City of Belleville will file a grant application under the Flood Mitigation Assistance Program administered by the Illinois Emergency Management Agency. It is anticipated that the grant application period will be open from March 15, 2017 through June 15, 2017 and that the grant award announcement will be published in August – September 2017.
- Trees were planted along north side of Golf Course Drive to provide a screen from homes in Orchard Lakes.
  
- New Business
  - Pool Opening – Saturday, May 27th
  - New lounge chairs and umbrellas were purchased for the upcoming season
  
- Resident Comments
  - There are tiles missing from the baby pool. We need to look into having them replaced.
  - A resident asked if the board would look into a shade sail for the baby pool.
  - There was much discussion over keeping the pool open later on the weekends.
  - A resident asked if there could be wifi at the pool. Natalie Stinson will look into this when the phone is reconnected. Perhaps there would be a better rate on the phone this way.
  
- Closing of the meeting
  - After having gone through all items on the agenda, the meeting terminated.

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Secretary of the Administration Board  
The Orchards Homeowners Association

## ACTUAL RESULTS FOR 2016

### Ordinary Income/Expense

#### Income

Association Fees	\$ 162,000.00
Interest Income	502.32
Pool Pass Card Income	<u>100.00</u>
Total Income	162,602.32

#### Expense

Bad Debt	7,768.71
Grounds Expense	45,663.08
Insurance Expense	3,119.00
Licenses & Permits	761.22
Management Fees	20,604.00
Office Supplies	61.41
Pool Costs	23,670.22
Postage & Delivery	1,033.65
Legal Fees	8,908.66
Tax Preparation	250.00
Property Taxes	226.66
Social Expenses	4,306.73
Utilities	21,090.80
Total Expenses	<u>137,464.14</u>

Cash Generated for Capital Needs \$ 25,138.18

# BALANCE SHEET

Bank Balance	106,718.48	
Accounts Receivable	12,845.44	
Prepaid Assessments	564.58	
Capital Improvements	131,302.94	
Accounts Payable		2.67
Equity		35,975.00
Retained Earnings		215,453.77

# 2017 BUDGET

<b>Revenues</b>	
Association Fees	162,000
Interest Income	502
Pool Card Income	<u>100</u>
Total Revenue	\$162,602
<b>Expenses</b>	
Grounds Expense - Additional Muncie Services	6,899
Grounds Expense - Lawn Mowing	24,384
Grounds Expense - Bed & Turf Maintenance	6,004
Ground Expense - Flowers	6,876
Grounds Expense - Repairs & Maintenance	1,500
Insurance Expense	3,119
Licenses & Permits	761
Office Supplies	61
Pool Supplies	3,595
Pool House Maintenance	6,670
Pool Maintenance	7,705
Pool Manager Fees	5,700
Bad Debt	7,789
Management Fees	20,604
Postage	1,034
Legal Fees	8,909
Tax Preparation	250
Property Taxes	227
Social Expenses	4,307
Electricity	4,619
Pool House Telephone	370
Trash	140
Water	15,960
Total Expense	<u>137,453</u>
Net Income	\$ 25,139