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## CREEKSIDE CROSSING HOMEOWNERS ASSOCIATION

### BOARD MEETING MINUTES

Plymouth Congregational Church

24022 W. Lockport St.

Plainfield IL 60544

Wednesday August 28, 2014

Attendees: Board of Directors: President – Gary Datro, Vice President – Mike Urbanczyk, Secretary – Bill O'Connor, Treasurer - Don Cernok. Absent: Director - Jon Sykora. Foster Premier Property Manager: Sharon Gomez. Homeowners in attendance (10 including the board).

**Meeting was called to order by Sharon Gomez at 6:33 p.m.** The board will need to determine board positions once Bill arrives.

Meeting minutes from the July 17, 2014 regular meeting were reviewed. Motion to approve made by Mike U, Second by Don. Motion Carries.

Meeting minutes from the July 17, 2014 annual meeting were reviewed. Motion to approve by Gary, second by Mike U. Motion Carries.

#### **Financial Report**

- Financial Report – Month ending July 31, 2014
  - Operating Account - \$32,094.11
  - Reserves – MM \$26,197.24
  - Total Assets - \$95,209.33
  - Delinquency over 4 months - \$39,524.66
    - Cash Disbursements July - \$16,981.74

*Motion by Mike U, to accept the report as read. Second by Gary. Motion Carries.*

#### **Duplex Committee Updates**

- Landscape and Snow Removal Proposals
  - Clarence Davids
  - K&R Landscape
  - Drew's Landscape

Three proposals were obtained which are not clearly defined. Some of the landscaped areas have been changed based on meetings between the Park District, Plainfield Village, and Gary. Gary will reach out to the contractors to ensure they have proposed the correct areas. The only committee member available to discuss was Don.

#### **Old Business**

- Reserve/Transitional Studies – *Item tabled for review until the next meeting.*
- Collection Policy – *a couple items will be changed including the removal of the wording regarding waiver of legal fees. Legal fees should not be waived in a collection action due to the other association members have already paid for them. Sharon to contact the attorney for the changes. Final review at the next meeting.*

#### **New Business**

- *Architectural Application Approvals*
  - 15606 Portage Lane – Basketball Goal – *Item approved per the Declaration*
  - 15743 Cove Circle – Mailbox Replacement – *Item approved per the Declaration*
  - 25239 Parkside Dr – Inground Pool – *Motion to approve by Gary, second by Mike. Motion carries. Sharon to request copy of permit.*
  - 15729 Cove Circle. 12x12 Concrete Patio and Red Cedar Shadow Box fence – *Motion to approve by Mike, second by Gary. Motion carries.*

- *Fence Amendment Discussion – Approval by the board to have the association contact the attorney to create the fence amendment, and since it is a benefit to the association members the cost will be through the Association.*
- *Additional Mulch Proposal - \$4,800 – this mulch covers the remainder of the berm as well as the center island and ‘fingers’ near Creekside Dr. It was found that the 4<sup>th</sup> entrance was never mulched. Gary said he would reach out to David from Drew’s to verify this and have it completed.*
- *2015 Budget Planning – The association needs a minimum 15% increase to keep up with the costs of landscaping the property. In order to raise it more than the 15% we would need approval of the members. Additionally, the Duplex Residents will need to cover the overage cost of the snow removal from the blizzard. Mike Martin stated the cost would be about \$10.76 per unit per month.*

**Open Forum (10 min. max)**

- *Discussion regarding the potential for additional committees in the community including a Welcome Committee and a Landscape Committee.*
- *Encourage residents to report dumping and theft within the community.*
- *Meetings to start at 7:00 p.m.*
- *Discussion regarding above ground pools.*

**Executive Session – The board moved to executive session at 9:11 p.m.**

- *08282014A – Approved to contact attorney and amend*
- *07172014C – Delegating board’s authority. Set for new business on the next agenda.*
- *07172014D – Collection Policy – Removal of the language regarding legal fee waivers. Set for new business on the next agenda.*

**Adjournment: Motion made to adjourn the meeting at 9:15. Motion Carries as there was no further business to discuss.**