

Meadows of Crystal Lake HOA Board Meeting January 6th, 2016

Meeting called to order at 9:00 AM

ROLL CALL:

Present: Pres. Ron Masloff V.P. Paul Davies, Treas. Ed Nickey, Sec. Jerry Novickas, Dir. Jim Giasullo,
Absent:, Dir. Jerry Iovino Dir. Sal Circelli

Notice of this meeting was posted 48 hours prior to the meeting as required.

Minutes from 12/14/2015 were read and approved unanimously

Director Reports

	Treas. Ed Nickey	Total on deposit \$252,303. Over the 2015 budget by \$16,090
	Pres Ron Masloff	GRC and hedges. Purchase plants to fill in the holes. Landscaping to be put out to bid. Comcast basic service is rolled into packages so homeowners and HOA are both paying for basic.
	V.P. Paul Davies	All contracts being reviewed. Every contract needs a 30 day cancellation clause. Dumpster use is by contractors, not homeowner use. Board needs to address a solution for \$6,000 / year cost. Issue a scope of work for every contract Mary Anne will make copies of every contract for every Board member to read and review as well
	Sec. Jerry Novickas	Lot 291 Grace Burritt's cousin, Jim Wassenaar, and wife, Joanne, will be staying at their Meadows home for the month of February. Will follow rules. New directory draft – correct by filling out the emergency contact or info release form. New Year's Eve party pictures posted. ATT extra internet contract needs review. Library computer – Wi-Fi dongle constantly stolen
	Dir. Jim Giasullo	Hot Tub – heater reset circuit breaker. New moisture sensor is now on the pumping system. Need to disconnect irrigation from city water and connect only to pumping station of lake water for clubhouse area landscaping Parking passes available for 30 days with \$50 refundable deposit or 3 day weekend pass for special visitors

Old Business

ISSUE: Architectural change requests Lot 69 –remove Planter, Lot 98 patio paver, Lot 358 Remove agave replace with hibiscus
Discussion: none
Motion: Approved - Unanimous

ISSUE: Architectural – VARIANCE: Lot 168, pavers around house, 5ft, on sides and 8ft on back patio
Discussion: Borders canal and lake. This will not encroach or close in another neighbor or lot. Documents are unchanged, even though prior boards have allowed for variances. Homeowner agrees to be responsible for any water line repair, removal and replacement of pavers
Motion: Votes Masloff, Nickey, Novickas, Jim Giasullo – YES Davies – NO Variance: Passed

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ISSUE: Approve Frederick Foreman as representative to agencies to implement traffic calming along Military Trail

Discussion: none

Motion: Approved - Unanimous

New Business

ISSUE: Request to teach aerobics in clubhouse – Sheila Margeson

Discussion: Require a letter from each participant, including teachers, indemnifying the Meadows HOA of any responsibility for their participation and or any harm that may come to them from the calls. Verify any implication this may have for HOA insurance coverage

Motion: Approved - Unanimous

ISSUE: Military Luncheon fundraiser to pay for \$15,000 kitchen venting system and commercial stove

Discussion: May require special assessment. We need to not cook in the kitchen until this is resolved else we risk jeopardizing insurance coverage for the entire clubhouse.

Motion: Tabled for further consideration and information gathering

ISSUE: Request approval for a Tailgate Sale on the Meadows grounds

Discussion: Yard sales have been voted against by all homeowners in the past

Motion: Denied - Unanimous

ISSUE: Purchase laptop computer for irrigation & pump tracking

Discussion:

Motion: Approved \$300 - Unanimous

ISSUE: Purchase additional bushes to fill-in open spaces in hedge \$500

Discussion: Will water manually. Need full details on purchase and placement

Motion: Approved \$500 - Unanimous

Open Community Discussion

Improve contact us form on website – requesting fewer requirements to submit a request

Ways & Means committee to be formed – Jerry Novickas will chair

15th / 19th Street entrance landscape and signs needs attention

19th Street rear parking lot lights are dim or burned out

Thanks to the 2015 Board for an excellent job and being our best volunteers

Tennis court lights have been adjusted to better cover the courts.

Meeting Adjourned 10:30 AM

Respectfully submitted by Jerry Novickas
HOA Secretary