

Meadows of Crystal Lake HOA Board Meeting

August 19, 2015

Meeting called to order at 9:00 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.

Director Reports

Pres. Ron Masloff	<p>New P&L has done a great job in organizing our financial statement. We ask all homeowners to tell us of any ideas they have for the 2016 and future budgets for improvements to the community. Reviewing additional vendors for insurance coverage. Attorney sent demand letter for person with baby in home, behind in maintenance payments. Reduce costs by using lake irrigation rather than city for clubhouse watering, Board continues contract terms talks with GRC. Other communities charge for private use of clubhouse, perhaps we should consider. Board will also review Comcast contract for savings, changes improvements. Need to control contractors that are using community dumpster. New forms being created for Parking and Architectural requests.</p> <p>Recent Fire Safety Inspection results Exit sign batteries, required stage curtain to be removed, stove replacement and hood vent also required.</p>
Treas. Ed Nickey	<p>Reported the total of all accounts on deposit is \$191,582.69</p> <p>First 2016 Budget Committee met and new P&L statement introduced. Do we need to print payment coupons for 2016?</p> <p>Annual pre-pay certain vendors for price reductions. These need to be approved by Board. Auditor will be replaced. Need input for 2016 Budget.</p> <p>Are there signs around the community that need to be replaced?</p>
Sec. Jerry Novickas	<p>1,200 visits to website so far in August</p> <p>FOB system continues to fail and not be dependable. We should consider going back to a simple key system.</p>
Dir. Jim Giasullo	<p>For 2016 Budget clubhouse roof and sewer line Roto-Rooted to clear blockages</p> <p>Reduce costs by using lake irrigation rather than city for clubhouse watering</p> <p>Board Members need to visit lots 132 fascia, 141 and 142 regarding vegetation.</p>

Community Discussion

Election committee, no absentee voting, proxies need to be submitted to HOA Secretary, to be voted as directed on the proxy. Box keys to be held ONLY to committee members, not in the HOA office. Voting to be completed before the annual meeting, so the meeting can start on time.

GRC landscaping hitting a number of objects and utility pedestals.

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Old Business

ISSUE: Confirm enforcement of NO Sideways parking on any driveway (single or double) overnight, effective on October 1, 2015. Specific Parking Lot will be assigned for use per permit, that will be the only acceptable lot for that permitted vehicle.

Discussion:

Motion: Passed - Unanimous

ISSUE: Introduce special assessment of minimum \$15 (based on quantity) to remove bulk from roadside earlier than Monday afternoon by HOA maintenance staff

Discussion:

Motion: Passed - Unanimous

ISSUE: Continue Fine of \$25 per day for 14 days for duck feces Lot 86. Cancel special assessment cost for cleanup by HOA maintenance staff

Discussion:

Motion: Passed - Unanimous

New Business

ISSUE: Approve Election Committee Members Al Chansen, Kathy Kutner, Joan Pagans, Joanne Elliot, Roseann Messina, Nancy Foreman

Discussion:

Motion: Passed - Unanimous

ISSUE: Board to investigate if there is any homeowner interest for Flu Shot clinic at the clubhouse

Discussion: Jerry Novickas will research and organize based on interest

Motion: Passed - Unanimous

ISSUE: Research contractor that wants to purchase to flip house. Buyer will need to have our HOA attorney prepare legal documents for submission to HOA Board of Directors for consideration. Cost to be paid by potential purchaser. Need additional information whether this may be an entity, not an individual.

Discussion:

Motion: Passed - Unanimous

Meeting Adjourned 10:11 AM

Respectfully submitted by Jerry Novickas
HOA Secretary