



Country Ridge HOA August 15th 2017, 8:00 pm Meeting Of the Board

Mahomet Community Center

Meeting Minutes

- *Approved @ 11/14/17  
annual meeting*

- I. Call to Order: 8:10 pm
- II. Present:
  - Tom Whooley-Treasurer
  - Robert Lewis- President
  - Jason Hirsbrunner
  - Roger Sphar
  - Frank Armetta
  - Jonathan Woods
  - Chad Sieben
  - Eric Briggs- Secretary
  - Brett Johnson
  - Marshall Henry
- III. Treasurer report
  - a. Of the 191 HOA dues sent out, 4 have yet to pay at time of meeting. Liens will be issued for those have not paid.
  - b. Every new lot will be paying the special assesment.
  - c. Park budget was a little over, did not receive sales tax exemption.
  - d. Have around \$45,000 in checking account.
  - e. P/L sheet handed out.
- IV. Vote of Chad Sieben as Vice President - **Motion for Chad Sieben to become board Vice President. Robert Lewis (1<sup>st</sup>) Tom Whooley (2<sup>nd</sup>) Motion passed – Unanimously**
- V. **Motion to take of the Deed for the park – Tom Whooley (1<sup>st</sup>) Brett Johnson (2<sup>nd</sup>) Motion passed- Unanimously**
- VI. Park discussion
  - a. How do we deal with garbage. It was decided that every person is responsible for their own trash. Garbage cans would cause too much of an issue.
  - b. Do we need more picnic tables or benches.
  - c. Need to get an architectural design for future park expansion (structures, trees, etc..)

**VII. Motion to purchase 2-3 picnic tables – Robert Lewis (1<sup>st</sup>) Brett Johnson (2<sup>nd</sup>) Motion passed – Unanimously**

**VIII. Covenants**

- a. Discussion on combining all 6 different covenants in 1.
- b. Get all covenants into a single word or excel document
- c. Updating covenants addressing fencing around pools
  - Current covenants discuss a 6-foot fence for above ground pools
  - It is believed that the lack of mention of in-ground pools was due to the entire plan for an in-ground pool needing to be approved through the HOA Architectural committee and fencing would be addressed at that time.
  - The Illinois General Assembly passed the Private Swimming Pool Enclosure Act 11-30-9 that states that pools, with an exception for the small temporary variety I.E. small blow up pools, etc. and hot tubs are required to have a fence of at least 42”.

Section 10. Barrier required. A protective fence, wall,  
21 or other effective permanent barrier shall completely enclose  
22 the perimeter of a swimming pool the construction or  
24 installation of which is completed on or after the effective  
24 date of this Act. The fence, wall, or other barrier shall be at least  
42 inches in height.

- Due to the IL legislation and general safety concerns presented, the HOA Board, specifically the HOA Architectural Committee will require either the existing covenant for above ground pools and at minimum the legislation laid out by the Private Swimming Pool Enclosure Act for all pools as outlined in the legislation.

**d. HOA/LOA combination of covenants.**

**IX. New board members**

- a. Communicate if anyone has any interest.
- b. Next meeting will be in September sometime.

**X. Old business**

- a. Street signs have been changed. (not faded)
- b. Sidewalk on Deer Run has been fixed

**XI.**

Adjournment at 9:15 pm- **Motion to adjourn. Tom Whooley (1st), Frank Armetta (2<sup>nd</sup>) Motion Carried –Unanimously**