

TRINITY CREEKS COMMUNITY ASSOCIATION

HOA General Meeting

February 13, 2019

Board Members Present: Kevin Richard, Geri Morris, Elzie Banks, Ron Wright, Diane Hodges

Homeowners Present: 16

Treasurer's Report

Kevin Richard provided an update on the current balance in our treasury, which is approximately \$11,000. We have collected \$8500 in 2019 HOA fees, which is ahead of the amount that had been collected at this point in previous years. Kevin informed the group that he will post transactions on our website. He has also completed the state and federal tax forms.

A discussion ensued about the collection of delinquent HOA fees. The Board, with Kevin's guidance, is seeking an attorney to assist with collection of delinquent fees. The attorney recommended by our management company, Cambridge, was charging \$300 to prepare one letter. The Board wants to ensure that we do not overspend to collect fees. Once an attorney is hired, the Board agreed that we should take action against those homeowners who have not paid for at least three years. Kevin explained the lien process, which is complex and does not guarantee immediate results.

Update on Lincoln Highway (Elzie Banks)

Elzie has been in contact with the IDOT Project Engineer and with Anthony Burton, Village Administrator. Unfortunately IDOT plans and executes projects on a six-year schedule with work planned on Lincoln Highway in this cycle only resurfacing of Lincoln Highway. No cutout to allow east egress from Trinity Creeks is in the plans.

It should be noted that the Village of Matteson can submit requests to IDOT Project Manager including research on accidents and request for sidewalks to ensure safety of pedestrians on Lincoln Highway. So far the Village has placed cones in the place where U-turns have been being made. It was suggested that Trinity Creeks residents continue to push the Village to pursue this matter, if we want to get the changes made.

Vacant Homes

There are currently five vacant homes in our subdivision. Residents are reminded to pay attention to vacant properties and also that the Matteson Police have no jurisdiction over a vacant home. Squatters are sometimes victims, as they may have been defrauded by some unscrupulous person who rents them a home illegally. If you see some unusual activity in a vacant home for which a realtor is posted, call the realtor and they will address the situation. A list of vacant homes has been compiled and shared with the Matteson Police.

Candidate Forums and Election Information

Early voting begins March 18th at the Matteson Community Center. Election Day is April 2nd. One of homeowners, Carolyn Palmer, is a candidate for District 159 Board. Carolyn was present at the meeting and gave a brief overview of her professional background, which includes having held administrative positions in both Chicago Public Schools and in our local elementary school districts.

Announcements

CNOM (Concerned Neighbors of Matteson)

Denise Johnson provided a brief overview of the mission of CNOM, which is to share information with the citizens and to hold the Village of Matteson accountable for how it is administering resources. CNOM has conducted significant research, which is shared at its meetings. Denise invited everyone to attend future meetings. (Note: I am sure that this abbreviated account does not fully describe the work of CNOM. If you are interested, please check Next Door for notices of future meetings.)

Search for a New Management Company

There are ongoing concerns about the quality of the service provided by Cambridge, our current management company. While we are seeking a replacement for Cambridge, we must be mindful of the financial realities, especially resistance to an increased HOA fee.

Concerns about Increasing Attendance at Future HOA Meetings

It was suggested that a phone tree and additional personal efforts to invite neighbors might increase attendance.

Prepared by:

Diane Hodges, Secretary

