

## **TRINITY CREEKS COMMUNITY ASSOCIATION**

### **HOA General Meeting**

**August 14, 2019**

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

**Homeowners Present: 18**

### **Review of the Budget**

- Kevin Richard provided an overview: "Income and Expenses Report for Calendar Year 2018 which in summary reported that the total funds available for 2018 were \$25,761. After the expenditures for the year, with the construction of the monumental sign (\$15,191) being the largest expenditure, our balance at the year's end was \$2,338.77. The full report of the itemized expenditures can be found on our website.
- Kevin also provided a report on the state, federal tax returns and the Domestic Foreign Corporation Annual Report. Kevin saved our organization by taking on responsibility for these filings, replacing the law firm which had charged our organization several hundred dollars for this work.
- Kevin presented the 2019 Budget for our organization, with an itemized report of income and expenses for the period of January through June, 2019. As of June, we have collected \$14,358.22 and expended \$6,415.68. The major capital project expense this year has been \$3,370.00, which was utilized for lighting of the monumental sign.

### **Recruitment of Interim Board Member**

- Due to the resignation of Elzie Banks, the Board is searching for an individual who would be appointed to serve the remainder of Elzie's term. The Board wishes to thank Elzie for his significant contribution to the Board and to the Trinity Creeks community. Anyone interested in serving may contact any Board member for more information.
- Geri Morris reminded the group that the Board membership does not consume a great deal of time, as the Board meets monthly to provide a continuous flow of information about community matters.

### **Collection of Delinquent HOA Fees**

- Kevin Richard provided an overview of the collection process, for which our HOA has now retained the services of a legal firm, Trunkett & Trunkett.
- While the decision to pursue legal action was difficult one, efforts to collect delinquent fees with numerous letters had been ignored.
- 57 of 70 homes are current on their HOA fees.

## **Summary of August 14, 2019 HOA General Meeting**

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#### **Maintenance of Property Adjacent to our Subdivision**

- R & J will be asked to cut and clean up the weeds by the fence at the south end of Destiny Drive. Questions were raised once again, as to whether the fence is the responsibility of our HOA. More research will be done despite having been concluded previously that we are responsible.
- R & J have been cutting the grass along Amherst and also trimming the trees/shrubbery that protrudes over the sidewalk.
- In response to questions regarding the development of the park, the developer has not deeded the land to the Village.
- The wetland adjacent to Amherst is not the responsibility of the HOA. When there was an issue with beavers, Metropolitan Water Reclamation District did inspect the wetland and provided support in addressing the concerns. Further research is needed to determine, where assistance may be obtained with issues related to the wetlands.

#### **Good Neighbors' Policy**

- In response to various concerns, ie. business vehicles being permanently stored on our streets, vehicles waiting repair being parked in our subdivision, vicious dogs, it was recommended that residents check with the Village to determine, if a concern that they have, is a violation of a Village ordinance. This approach may yield more likely resolution of your concerns.
- Ron Wright presented an overview of the Property Maintenance Frequently Asked Questions document that is provided by the Village of Matteson.

#### **Guest Speakers**

- It was suggested that Mia Carter of the Matteson Police Department be contacted as a potential speaker.

Submitted by Diane Hodges, Secretary