

TRINITY CREEKS COMMUNITY ASSOCIATION

Board Meeting Summary

June 6, 2019

PRESENT: Kevin Richard, Geri Morris, Elzie Banks, Ron Wright, Diane Hodges

The focus of this meeting was closure of the monumental sign, exploration of potential speakers for future general meetings, reopening post office box and other miscellaneous topics.

MONUMENTAL SIGN

- The Batties, who are the new homeowners at 5801 Amlin Circle, agreed to allow the association to run the electricity for the monumental sign through their meter. In return, the Board voted to not charge the Batties' association fee for 2020 in return for their assistance. This agreement saved the Association significantly, as it meant we did not have to install a separate meter.
- R & J Landscaping has completed the repair to the lawn at 5801 Amlin Circle, which was caused by the work on the monumental sign and has prepared the ground for the installation of planting at the monumental sign.

SPEAKERS FOR UPCOMING GENERAL MEETINGS OF THE ASSOCIATION

- The feedback on the presentation of Robert Sanders of the South Suburban Housing Center was that while he provided excellent information, there was concern that he may have spoken a bit longer than expected. It was suggested that in the future, the time allotted for the speaker be structured so that the presentation does not consume too much time. One option: conduct our business meeting first and then allocate 15 to 20 minutes for a speaker.
- The following individuals may be considered as potential speakers, Mia Carter (Matteson Police – Community Officer), Chief Jones of Matteson Police, Rita Lomax (Village of Matteson Code Enforcement), Sam Brown (Tax Assessors Office), Cheryl Coleman (District 227 Board Member).
- After discussion, it was decided that we would ask Mia Carter to be the speaker for our August 14, 2019 general meeting.

FUNDING FOR LANDSCAPING AT THE MONUMENTAL SIGN

- The Board approved \$275 for R & J to provide work to prepare the site and \$400 for the purchase of plants and other materials for the landscaping, which Marilyn Stewart and Liz Ruffin have volunteered to do the planting.

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BUDGET REPORT

- Current Balance - \$11,454.71. This amount places the Association's treasury ahead of our expected balance at this point if the fiscal year.

CAMBRIDGE MANAGEMENT COMPANY DISCUSSION

- The Board will ask Cambridge to follow up on communicating with the new homeowner at 907 Destiny Drive to clarify if the delinquent association fees were collected at closing.
- There was some concern expressed about the accuracy of the occupancy report prepared by Cambridge.
- Diane was asked to explore the status of our contract with Cambridge Management. (Since our meeting, the Board located a request from Cambridge in the fall of 2017 for a two-year extension of the contract, which was not signed as the Board at that time felt that with the impending election of a new Board in early 2018 that the decision on renewal should be made by the new Board.
- Cambridge will be asked about how the Association can learn when a property is being rented.

POST OFFICE MAILBOX

- When Kevin Richard and Cecil Matthews pursued renewal of the post office box, they were informed that once a post office box is closed, it has to be vacant for 60 days before it can be renewed. In order to maintain the same post office box address, Kevin and Ron Wright will renew the post office box after the 60 days have passed.

MISCELLANEOUS

- Diane will write a draft of the cover letter to accompany the requisitions for the delinquent accounts that will be processed by the law firm of Trunkett & Trunkett.
- Diane will welcome the new neighbors at 931 Destiny Drive.

