

## **TRINITY CREEKS COMMUNITY ASSOCIATION**

### **Homeowners Association General Meeting**

**February 12, 2020**

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

**Homeowners Present: 16**

### **Proposed Casino**

- After the Village of Frankfort raised significant objection to the location of the proposed casino at the corner of Lincoln Highway and Harlem due to its proximity to schools and homes, the Village of Matteson now proposes to locate the casino at the site of Lincoln Mall. The state of Illinois has approved this proposed site.
- There was some discussion as to whether a casino would have a positive or negative impact on Matteson.
- Matteson is in competition with several other south suburban communities for the casino.

### **Pete's Market**

- Ron Wright reported that he observed work being done on the façade at the old Dominick's, as a sign of progress.
- There is information about Pete's Market on the Village of Matteson website.
- It was conjectured that Pete's might open in the fall of 2020.

### **Delinquent Assessments**

- Kevin Richard reported that 2019 had been a positive year in terms of collection of homeowner's fees. It was a year with the fewest number of delinquent fees.
- Kevin reported that the Board had just received the most recent financial report from Cambridge and so would need time to review the report thoroughly, but we ended 2019 with a balance of approximately \$9,000 and are currently collecting 2020 homeowners' fees. Given this healthy financial outlook, Kevin raised the idea of potentially starting to make investment of our funds. Several other ideas were generated regarding how the Association might utilize the funds: 1) consider lowering the homeowners' fee; 2) set aside funds to address maintenance of the detention pond after it becomes our responsibility. After some discussion, it was concluded that reducing the fee might not be wise, because if future financial needs might require the fee to be raised, resulting in negative reaction from residents.
- There was further discussion regarding the detention pond, which the group learned that the Metropolitan Water Reclamation District forced Amlin to develop. The land where the detention pond is located, is owned by EPCM Midwest LLC. When the land

is deeded to the Village, it can then be turned over to our subdivision. It was suggested by Kevin that we could seek a grant to develop a park in that space.

#### **Cars on the Street during the Winter**

- If a vehicle has current plates and vehicle sticker from any municipality, the Village of Matteson will not ticket that vehicle.
- There was discussion about the vehicles, which are currently parked on the streets bordering the home of the resident, who appears to be running an auto repair business out of his home. Kevin reiterated that the Village will not ticket any vehicle, if it not sitting on flat tires, has current plates and vehicle sticker from any municipality. After some discussion about the appropriateness of running a business from one's resident, the general consensus seemed to be that any number of residents might have home-based businesses and that the best option In this particular case would be to have a resident talk with the resident about the concern about his auto repair business. Willie Johnson agreed to speak with the resident.

#### **Gated Community**

- With no dissenting opinions expressed, the group decided to dismiss the idea of a gated community.

#### **Homeowners Testing to Determine Flood Plain**

- Kevin had invited Metropolitan Water Reclamation District to speak at our meeting, but they were not available. They will be providing community outreach program to the Village of Matteson, including document shredding. Kevin did not have a date for that program. MWRD had indicated that they could provide homeowners with information on how to move water away from the foundation of their homes. There is additional concern about flooding with the construction of the new townhomes, which are located on a flood plain.
- Kevin has been in contact with CoreLogic, a company which will assess whether a home is in a flood plain. Kevin is exploring a price quote for their services and will inform the residents.
- There was additional discussion about flood insurance, which informed that if the resident's home is found to be located in a flood plain, that the lien holder, ie. mortgage company, will require the homeowner to purchase flood insurance, which can be expensive. Elzie Banks indicated that he thought the designation of the flood plain had been modified and that would affect which homes are now identified as being located in the flood plain.
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### **Fence between Trinity Creeks and the Farm**

- There has been extensive discussion about the fence and whether Trinity Creeks is responsible for the fence. It has now been determined that the fence, located at the south end of Destiny Drive, is not the responsibility of Trinity Creeks. R & J Landscaping will be directed to treat the area adjacent to the fence to kill the weeds and also to cut down growth.
- It was suggested that the sign that had been posted on the fence, indicating any ownership by Trinity Creeks, be removed.

### **CNOM Report**

- The Johnsons report on the most recent CNOM meeting, where State Representative Mary Flowers provided an update on the Property Tax Relief Task Force. Among the concerns highlighted in her report is the amount of waste with excessive layers of government, which result in the financial burden to taxpayers.
- We were reminded that making changes in our government to reduce waste will be an uphill battle, but as taxpayers we should be outraged and one primary means of expressing our commitment to change is by voting.
- CNOM will not be sponsoring a trip to Springfield to meet with lawmakers until the organization is able to acquire more information.

Submitted by Diane Hodges, Secretary