

## **TRINITY CREEKS COMMUNITY ASSOCIATION**

### **HOA General Meeting**

**November 13, 2019**

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

**Homeowners Present: 15**

#### **Construction Of Townhomes at Regency Pointe**

- Kevin stated that he spoke with Ray (Agbabiak) and explained what we wanted concerning the construction project.
- I spoke with our attorney (Trunkett & Trunkett) to see if we couldn't get an injunction to prohibit construction traffic on our streets.
- The attorney stated that we would probably have a 60/40 chance of receiving an injunction, due to a long term permit issued by the Village.
- After speaking with Ray, I contacted Scott Stern, representative of the Prairie Crossing Properties, INC., the builders of the townhomes.
- Scott stated that they will be building 40 units and will probably be here for about four years. Over that time period, there will be about 21 more deliveries by truck, which we did have one delivery today.
- Scott stated that the bond only covered Regency Drive and not our streets.
- Kevin objected to the lack of coverage for our streets. Scott said that he would have the bond modified to cover Trinity Creeks streets, as well.
- Another point that we covered; was the center curb at Regency Drive, which prevents the trucks from entering at that street. He stated that the Village issued that permit, not knowing what impact that it would have on Trinity Creeks.
- Scott stated that, since Regency Drive converges onto route 30 (Lincoln HWY), the State would have to approve its removal. It could take three years to get approval from the State. If approved, who would pay for that project, that could fall on Trinity Creeks to pay?
- Where we are right now; is that an injunction is uncertain and even if approved, who will pay?
- The signs that are up were paid for by the builder. Scott assured me that the trucks entering Trinity Creeks will not make a mess and if that happens, they will clean it up.
- There was some discussion concerning the need for the signs if the builder will be violating their own stated restrictions.
- Kevin spoke with the Matteson police and was told that the builder was not breaking any laws and would not be sighted.
- Kevin stated that he would get a copy of the amended bond to make sure that we are covered.
- Kevin stated that townhouses would be built at Regency Pointe only, on both sides of the street.

#### **Potential Flooding in Trinity Creeks**

- There was some discussion concerning flooding in Trinity Creeks, after construction of townhomes are completed. There was a suggestion made that we purchase flood insurance, which is not covered through regular homeowners insurance.
- Kevin stated that he would write a letter to request the Water Reclamation District take necessary steps to relieve extra runoff, after townhomes are constructed.
- Kevin stated that we will need a professional engineer to come in and check out our infrastructure.
- There is a retention pond located at north end of Regency Drive, which allowed them to begin construction of the townhomes.
- Kevin questioned whether the village inspectors are properly certified.

### **Discussion Concerning Creation of Gated Community**

- Mr. Palmer stated that they did attempt to create a gated community in the Chicago community which he previously lived in. He stated that the reason for their attempt was due to heavy traffic through their area, which he sees as a possibility here. He stated that they were unsuccessful in their attempt. Approximately four gates would be necessary to create Gated Community here.
- Kevin, referred to the minutes of the Board members meeting (11/9/19), concerning performing a cursory investigation of the possibility of creating a Gated Community. He stated that this project would probably start at approximately \$70000, not including maintenance, monitoring, etc. Further discussion continued and eventually a call for a vote was requested among the attendees. The call for a vote on a Gated Community was tabled for now. Kevin asked if anyone would be interested in forming an investigative committee concerning a Gated Community. There were no volunteers.
- The suggestion was made to install cameras on homes around the neighborhood.
- Kevin stated that he would send out an email to everyone and get their opinion concerning converting to a Gated Community.

### **A Call For New Board Members**

- A call was made for residents to consider joining the TCHOA Board

### **Financial Update**

- Kevin stated that we have approximately \$9000 in the treasury and that we are up about \$3500 over last year. We have hired an attorney who will work on collection of delinquent HOA dues, on a contingency basis. The attorney will receive a third of whatever he collects and we will get the remainder of what was collected. We are financially sound.
- Kevin will send out the Financial Report to homeowners in an email.

**Roof Inspections**

- Kevin stated that we should be diligent concerning having our roofs inspected. There has been a couple of homes that did exhibit roof damage.

**Christmas Decoration of Monument Sign**

- Kevin called for volunteers to decorate Monument Sign.

**Meeting adjourned at 8:40 p.m.**

Submitted by Ronald Wright, Assistant Secretary