

TRINITY CREEKS COMMUNITY ASSOCIATION

Homeowners Association General Meeting

November 14, 2018

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

Homeowners Present: 17

The meeting was called to order at 7:08 pm by Kevin Richard at the Old Matteson Community Center. Kevin informed the group that Elzie Banks agreed to join the Board. Elzie was nominated and voted on to the Board by acclamation. Ron Wright, who had been serving on the Board in an interim capacity, was nominated and voted on the Board by acclamation.

2019 Budget

Kevin Richard distributed the 2019 budget, which calls for collection of \$16,500 in homeowner's fees. This budget also includes \$500 for legal expenses and \$1750 for expenses to collect delinquent association fees. Kevin provided a detailed explanation of the legal process for collection of delinquent fees.

Kevin also reported that \$320 is being allocated monthly to Capital Project Reserve, but added that funds from this budget line could be reallocated if necessary, if no project has been identified. In response to a question about how a capital project is selected, Kevin responded that the homeowners will have input into that process.

There was a question about whether the budget should be public. In response after discussion, the homeowners present voted to allow public access to the budget, which will be posted on our website.

Cut Out On Lincoln Highway

After inquiry, it was discovered that the State of Illinois approved the cutout, which is estimated to cost \$180,000; however, the State will not fund the project and the Village of Matteson does not have the fiscal resources to fund this work.

It was suggested that perhaps the cutout may get more traction, if it is proposed as a safety issue, ie. supported with police reports of accidents on Lincoln Highway when U-turns are attempted. It was decided that Elzie Banks will contact the Village as a starting point and that Marilyn Stewart, Leonard Johnson and Lee Townsend will do further research on the cutout. There was general consensus that a westbound deceleration lane on Lincoln Highway is needed and will have impact on all residents of Trinity Creeks.

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Understanding the Building Permit Process

Elzie Banks reminded the group that the department responsible for inspection is understaffed which results in delays in the permit process. Currently there is only one inspector, who is out in the field only one day per week. In response to a question, Elzie indicated that the inspector is expected to be a certified home inspector...

In discussing some of the violations of the covenants, which can be observed in our subdivision, the group was reminded that they may predated the existence of an official homeowners association. Part of the challenge that the association faces now is the failure of closing companies to provide a copy of the covenants at closing. Their responsibility to provide this information is required by law in Cook County. As a result, new residents may be unaware of the existence of our covenants, which results in violation due to lack of information. It was suggested that we create a “New Resident Packet”, which would include a welcome letter and other information such as the covenants.

2019 Block Party

The follow-up/evaluation of the 2018 Block Party concluded that after five annual block parties, there are indications that interest in this event has waned. Judson Mitchell, who has chaired the block party several times, including the 2018 event, recommended that we not have a block party in 2019. As an alternative activity, a backyard barbecue in some resident’s yard, which would be less expensive and far less labor intensive. The group voted to not have a block party in 2019.

Open Discussion

In response to a concern about business vehicles being parked on the street overnight, Elzie Banks recommended that such violations be reported to Sheila Lee, Code Enforcement for the Village of Matteson.

There was mixed reaction to the suggestion that the Board write a letter to the Village of Matteson thanking them for finishing the paving of our streets. The Board will discuss this matter further.

Several complaints were aired about the following: potholes on Regency Drive, mail delivery to the wrong address and UPS leaving packages on the steps.

Meeting adjourned at 8:40 pm.

Next general meeting: February 13, 2019.

