

A photograph of a stone and brick sign for Trinity Creeks HOA. The sign is mounted on a wall made of grey stone blocks and red bricks. The sign itself is dark grey with white text. The text on the sign reads "Trinity Creeks" in a large, serif font, and "Matteson, IL" in a smaller, sans-serif font below it. The sign is surrounded by greenery, including a large bush of red flowers in the foreground and some trees in the background.

Trinity Creeks HOA General Meeting

12-7-2022

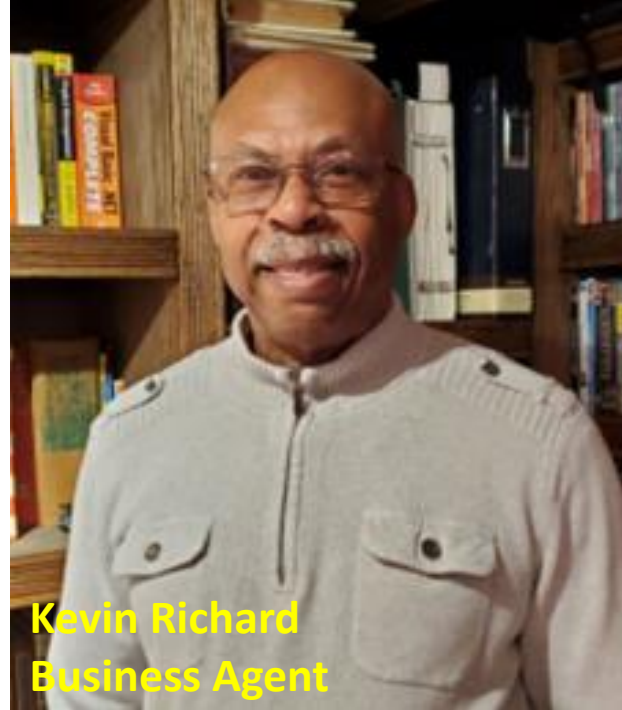
7pm-8:30pm



Willie Johnson
President



Patrick Peterson
Director



Kevin Richard
Business Agent



Marilyn Stewart
Director



Victoria Hill
Secretary



Leonard (Smitty) Johnson
Treasurer

2022 Trinity Creeks HOA Board Members



Agenda

- Welcome Willie, President
- Park Proposal Willie, President
- Holiday Party Updates Victoria, Director and Willie, President
- Financials/2023 Budget Leonard(Smitty), Treasurer
- 2023 Board Election Willie, President
- Q & A Willie, President

Agenda

- **Welcome** Willie, President
 - Welcome Trinity Creeks and thank you for coming.
- **Park Proposal** Willie, President
 - When Trinity Creeks was developed, we were promised a park. We haven't had any success with getting the park yet – previous Boards have been fighting for us. The current Board met with the Village to revisit the proposal. Once our proposal is brought to the Village Board, we hope to have some good news to start our park. We will keep everyone updated.
- **Holiday Party Updates** Victoria, Director and Willie, President
 - The first Holiday Party was a huge success. See pages 6 and 7 of this document for some pictures and survey. We accomplished our goal of bringing the community together in a safe and fun environment. We had great music, dancing, food, games & prizes, etc. Additional comments are included so we can know how to plan for any future events. Thank you to the entire planning committee and Dexter for providing the pictures.
- **Financials/2023 Budget** Leonard(Smitty), Treasurer
 - Our 2022 budget was shared along with the 2023 proposed budget. See page 10 of this document for the budget document. Once the final 2023 budget is approved, we will share with the homeowners.
- **2023 Board Election** Willie, President
 - We have a 2-year Board seat open for 2023. If you are interested in working with the Board, you can complete the nomination application that will be sent via email in the upcoming week. For more information, please see page 12 of this document.
- **Questions/Comments to consider** Willie, President
 - Liz – sidewalk by the retention pond doesn't get shoveled when it snows. It's difficult when kids are getting on and off their bus. Can the Board help with this? Can the Village shovel?
 - Diane/Judson – can we get a snow removal contract for the subdivision for those seniors who may want this? Can we spend HOA funds on snow removal? Willie will look into this and what type of discount can be offered to the seniors and residents.
 - Elzie – Elzie suggested we contact Ernest Roberts, Director of Community Development regarding the seniors snow removal assistance. – 708-283-4944
 - Marilyn – If you live in Matteson and own a Hyundai car, you can receive a free steering wheel lock to protect your car from thieves. <https://www.nbcchicago.com/news/local/matteson-police-department-receives-steering-wheel-locks-from-hyundai-to-prevent-vehicle-thefts/3014296/>
 - Liz – lights look good around the Trinity Creeks monument – thanks Patrick.
 - Diane – thanks to Willie for leading the holiday party.
 - Elzie – thanks to everyone for your thoughtfulness, meals, and prayers since his wife passed.

*The entire recording of this meeting is located on our Trinity Creeks Facebook page – scan QR code to join →

*Previous meeting minutes and other information is located on our Trinity Creeks website www.trinitycreeks.org



Trinity Creeks Park Proposal



Holiday Party Recap Survey Results

Victoria/Willie



Did you enjoy the Holiday Party?

Village of Matteson	100% yes
Guests	100% Yes
Homeowners	100% yes

Did you meet any new neighbors?

1-5	50%
6-10	24%
10+	18%
Didn't meet anyone new	8%

What did you like most?

1. Music
2. Food
3. Location
4. Visiting w/Trinity Creeks Neighbors & Guests
5. Games/Prizes
6. Drinks

How would you rate your overall experience?

Excellent	79%
Good	21%
Fair	0%
Poor	0%

How likely would you attend a Trinity Creeks Holiday party in the future?

Very likely	100%
Neither likely or unlikely	0%
Unlikely	0%

Did this Holiday Party align with our mission to promote a resident-friendly neighborhood?

Yes	92%
No	0%
No answer	8%

Additional Comments:

- Thanks for the invitation.
- We had a great time.
- I believe homeowners and guests had a blast. Have more servers & runners so people don't wait in line for lemonade and salad.
- Friendly atmosphere.
- No tables next to windows, doors, in frigid weather or so close together.
- Tables too close. Could not move easily in and out to your table.
- Music too loud. More distance between tables.
- Dig deeper with the raffle drawing.
- Safe, friendly, fun. Overall, very nice!
- I'm not a resident but it seems that you are promoting a residential friendly atmosphere.
- Excellent, positive atmosphere.
- I had a very nice time! Looking forward to future events.
- The thoughtfulness of the Board is much appreciated.



Financials

Smitty

OWNERS ASSOCIATION 2022 INCOME & EXPENSE REPORT

CALENDAR YEAR 2022	AUG	SEP	OCT	NOV	DEC	YTD	BUDGET	2023 PROPOSED BUDGET
Balance Forward	30,935.29	30,171.18	31,084.53	30,089.09	29,312.82			
Budgt Assessment Revenue	525.00	1,625.00	25.00	275.00	0.00	15,918.25	17,500.00	17,500.00
Total Assessment Revenue						0.00		0.00
Late Fee Assessment Revenue						0.00	500.00	0.00
Assessment Collection Revenue						750.00	3,000.00	3,000.00
Total Revenue	525.00	1,625.00	25.00	275.00	0.00	16,668.25	18,600.00	20,500.00
EXPENSES								
Capital Project Reserve						0.00	3,000.00	15,000.00
Cambridge - Management Fee	208.33	208.33	208.33	208.33	208.33	2,499.96	2,520.00	2,520.00
Cambridge - Clerical		150.00	(80.00)			70.00	120.00	120.00
Cambridge - Postage & Office	1.38	2.07	3.45	2.07		103.94	60.00	104.00
Cambridge - Property Manager						40.00		40.00
Cambridge Total	209.71	360.40	131.78	210.40	208.33	2,713.90	2,700.00	2,784.00
R & J Landscaping	360.00	370.00	360.00	460.00		2,750.00	3,000.00	3,000.00
Director Liability Insurance	116.83		248.66	116.83	116.83	1,374.02	1,224.00	1,402.00
Annual Report Filing						11.00	10.00	11.00
Legal Expense				45.00		45.00		100.00
PO Mail Box Expense						328.00	110.00	185.00
Monument Sign Maintenance						0.00	700.00	700.00
HOA - Collection Expense		6.25				446.75	1,925.00	1,925.00
HOA - Website Fee	149.90					360.94	225.00	365.00
HOA - Survey Monkey Fee						192.00		192.00
HOA - Postage and Office Supplies						0.00	20.00	20.00
HOA - Miscellanenous Expense				219.04		769.33	86.00	550.29
HOA - Block Party Expense	452.67	(25.00)				427.67		450.00
HOA - Christmas Party Expense			280.00		1,759.88	3,539.88		3,600.00
Total Other Expenses	1,079.40	351.25	888.66	840.87	1,876.71	10,244.59	7,300.00	12,500.29
Total Expenses	1,289.11	711.65	1,020.44	1,051.27	2,085.04	12,958.49	10,000.00	15,284.29
Revenue Less Expenses	(764.11)	913.35	(995.44)	(776.27)	(2,085.04)	3,709.76	8,600.00	5,215.71
Bank Balance	30,171.18	31,084.53	30,089.09	29,312.82	27,227.78			

2023 HOA Board Election

Willie

2023 HOA Board Election



- Positions for election
 - Board Director 2-year term
- How to apply
 - Complete Nomination Application
 - Outline qualifications/experience/your interest
 - There will be various ways to submit the Nomination Application
- Board of Directors
 - To maintain, repair and reconstruct the entrance signage monument(s) and adjoining landscaping on the dedicated easement(s) located on the entry Lot(s) to the Subdivision at Lincoln Highway.
 - To monitor and enforce the covenants, conditions and restrictions of record contained herein.

Trinity Creeks Homeowners Association Mission Statement

The mission of the Trinity Creeks Homeowners Association is to promote a resident friendly neighborhood, where residents enjoy an enhanced quality of life, and assures that the value of their homes will be protected. Through the administration of the Declaration of Covenants and applicable local ordinances, the Homeowners Association seeks to collaborate with its members now and in the future toward common goals.

More details to follow



Willie Johnson
President
708-267-2008



Patrick Peterson
Director
312-388-9661



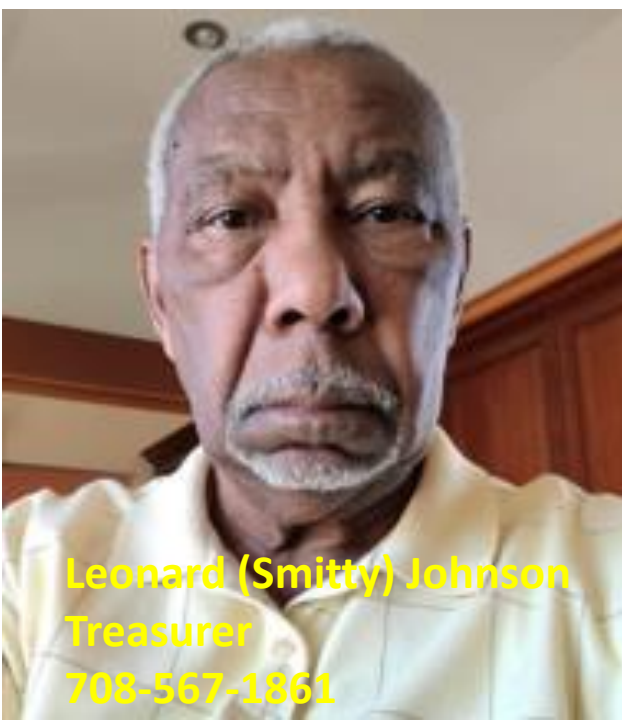
Kevin Richard
Business Agent
708-355-1609



Marilyn Stewart
Director
708-370-6062



Victoria Hill
Secretary
773-576-7736



Leonard (Smitty) Johnson
Treasurer
708-567-1861

2022 Trinity Creeks HOA Board Members





Thank you
Happy
Holidays

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Declaration of Covenants, Conditions and Restrictions – Trinity Creeks Subdivision Matteson, IL Article V, 5b

Purpose and Use of Assessments: All assessments levied by the Board shall be for the purpose of insuring high standards of maintenance, repair and replacement of the entrance signage monument and adjoining landscaping. Such purposes and uses of such assessment shall include (but are not limited to) the costs of the Association of all legal, insurance, repair, replacement, maintenance and other charges by this Declaration of Covenants, Conditions and Restrictions, or that the Board of Directors of the Association shall determine to be necessary or desirable to meet the primary purpose of the Association.