

**TRINITY CREEKS COMMUNITY ASSOCIATION**  
**SUMMARY OF BOARD OF DIRECTORS MEETING**

**March 23, 2019**

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

**RESERVE MEETING ROOMS IN NEW MATTESON COMMUNITY CENTER**

Elzie Banks had been informed by staff at the new Matteson Community Center that homeowners associations may be able to reserve Room 105 (a smaller meeting room) at no cost. Diane Hodges to follow up.

**ILLINOIS HARDEST HIT PROGRAM**

Elzie Banks provided a flyer and information that he learned about the Illinois Hardest Hit Program. He suggested that we post the information on our website and that we also plan a general homeowners association meeting, where Robert Sanders of the South Suburban Housing Center might present this program and other financial assistance programs. The idea was expanded and we discussed inviting other homeowners association to join us for this meeting.

**HOA PROJECTS – LIGHTING ON MONUMENTAL SIGN**

Elzie Banks presented estimates for lighting on our monumental sign from Cross Country Electric and Gardner Electric. The Cross Country estimate was \$2900, which Elzie views as an off season pricing. He also estimated that the electric bill will be less than \$100 per year.

The Board voted to proceed with the project and also voted to approve moving \$3840 from the capital project line in our budget to finance the lighting.

**DRIVEWAY MAINTENANCE**

It was noted that a number of the asphalt driveways are crumbling, while the concrete driveways are in good condition. After discussion, the Board concluded that the individual homeowner should take responsibility for driveway maintenance and the Board would not offer any special programs across the subdivision. Elzie suggested that we post the Village of Matteson property

maintenance report, as a supplemental guide for homeowners to utilize as standards. The link to the Village of Matteson property maintenance report will be posted.

### **WELCOME/ORIENTATION FOR NEW RESIDENTS**

Given that the Board is aware of four new neighbors, the Board discussed strategies for welcoming as well as orienting the new residents. It was decided that new residents will be welcomed with a basket containing a plant or candy and also a copy of the bylaws. The first welcome team will be Elzie and Geri, followed by Ron and Diane.

### **BUSINESS CARDS FOR BOARD MEMBERS**

It was suggested that Board members might have business cards, which will facilitate residents in knowing who Board members are. Kevin will ask his daughter to assist with design. Diane will obtain a cost estimate from vistaprint.

### **STATUS OF CONSIDERING A NEW MANAGEMENT COMPANY**

After some discussion, it was decided that Geri Morris will contact Exclusive Management for three references of her clients. Depending on the feedback from those references, the Board will schedule a meeting with Ms. Branch.

### **TRINITY CREEKS COMMUNITY ASSOCIATION WEBSITE**

Kevin informed the Board that GoDaddy will be transferring our website on April 21<sup>st</sup> to a new host version that is less expensive and faster than our current version. It is expected that we will save \$60 per year.

### **MAINTENANCE OF LANDSCAPE IN THE COMMON AREAS**

The Board decided that we will continue our contract with R & J for this year, but that we will research for another company for next year.

### **COLLECTION OF DELINQUENT ASSOCIATION FEES**

Kevin reviewed the process for sending the delinquencies to collection. After discussion, the Board agreed to move ahead with the process immediately for several of the delinquent accounts.

### **BEREAVEMENT/CONDOLENCES TO NEIGHBORS**

There are challenges to expressing timely condolences, when neighbors experience deaths. If we are alerted of a death within a reasonable period of time, Geri Morris will coordinate expressions on behalf of the Association.

Submitted by

Diane Hodges, Secretary