



Record of Minutes

Date: April 06, 2019

Location: Plainfield Village Hall

Submitted by: Jamie Gonzalez

#### Directors

- President: Grecca Gonzalez
- Vice President : Steve Spreeman
- Treasurer: Dwain Burkemper
- Secretary: Jamie Gonzalez
- Director: Rachel Ricci

President Grecca Gonzalez called the meeting to order at 10:05am.

Board thanked everyone for joining the meeting acknowledging 13 homes from the neighborhood were represented and quickly turned over floor to Secretary to review minutes from previous meeting.

Secretary Jamie Gonzalez read minutes from HOA meeting held on 4/14/18 and they were approved.

#### **State of Affairs**

Board spoke on various topics:

- President gave update on resident contacts that had been made in the past year, noting that complaints had been received from residents on the commercial lettered vehicles in neighborhood driveways. President noted that new covenants as well as a new attorney was needed for the HOA, as our current attorney's only advice was to sue to evict current owners, that are breaking the covenant rules. Our existing covenants as written do not provide penalty for not following them. Additionally, it was brought up that the covenants do not currently allow Solar Heating Panels, it was noted that it is against the law for any HOA to prohibit solar panels from being installed. There was overwhelming support in the room to support a revision to covenants to include new verbiage for Commercial Vehicles as well as Solar Panels. The attendees at this meeting agreed to work as "block Captains" to assist with capturing homeowner approvals needed to revise and update our current covenants. This assistance is required due to very little neighborhood participation in our HOA meetings.
- Coffee with the mayor was brought up as a good way for residents to find out about things going on in the Village of Plainfield. The Calendar can be found on the Village of Plainfield website, it is believed to be held on the second Wednesday of the month.
- A reminder of car break-ins was mentioned, along with the suggestion to keep all vehicles, homes, and garages locked to deter theft. Additionally, it was brought up that all residents should keep front & back porch lights on as the neighborhood itself is very dimly lit.
- Reminder on Walk path – Village of Plainfield is responsible for upkeep – if you notice down limbs/garbage/tall grass notify the Village directly or contact the HOA and we will call Village.
- Our board reached out to the Townhome HOA management company regarding uniformity of our signage and their signage, since their entry sign appears to be in disrepair. We were told by the Townhome HOA that in 2017 it did not get approval to replace their signage. Our Board will continue to reach out regarding uniformity of both our signage.
- Neighborhood garage Sale was briefly mentioned with no real interest to do it in 2019.

- Board reminded attendees that the neighborhood website was available as well as Facebook page for updates on neighborhood.

### **Neighborhood Common Ground Landscape**

- Fazio Landscaping is in the 1st of a 2-year contract, and has begun cleaning up pods as well as re-mulching the common areas
- It was brought up that erosion mitigation would be needed for exposed roots on the berm, at a minimum re-seeding certain area may be the solution. Suggested flagstone and topsoil as further long-term soil erosion mitigation. Our Board will inquire with landscaper as to these options.
- It was brought up that the area between the Neighborhood and park seemed to still be in good condition and that no additional monies would need to be spent in 2019 to thin out the brush.
- Resident complimented the upkeep of the vacant lots on Redwing Ct. noting that the owner of the vacant lots was doing a great job maintaining their properties.

### **Financials**

- Treasurer reviewed Financials for the HOA & mentioned that landscaping would be more in 2019 as it was a year that new mulch was allocated to be added.
- Treasurer mentioned that the Board was able to collect on delinquent HOA dues, bolstering the balance.
- Dwain (Treasurer) mentioned that he was looking for a resident to replace him on the Board as he would not like to seek re-election for the 2019-2020 term.
- A vote was motioned and approved for 2019 assessment and residents agreed to hold at \$150/Year.

### **New Business**

- Village had marked sidewalks in the neighborhood with Pink/Orange paint in preparation to repair sidewalks that have settled and are a tripping hazard.

### **Nuisance Complaints**

- Additional mischief was noted between Hazelwood & Arbor Creek with trespassing between neighbor properties(yards), Plainfield Police were notified, and videotape has been provided.
- Garbage left on curb is not the responsibility of the HOA. If properties seemed unkept to contact the Code Enforcement of the Village of Plainfield, as the HOA has no authority on Village ordinances.

### **Election of Board of Directors**

Dwain Burkemper stepped down as Treasurer (THANK YOU for your support, we appreciate you!) Jackson Brunsting volunteered to join the HOA board, although all other Board members were hoping to step down as well, due to lack of interest from those in attendance to run, they were re-nominated and subsequently accepted another term on the HOA board. They accepted another term so the neighborhood was not turned over to a management company which could cost each homeowner \$1800 per year vs our current \$150/year dues.

### **NEXT STEPS**

Board will send out 2019 Homeowner dues notice documents to residents as soon as possible.

*Meeting Adjourned: 10:46am*