



## Record of Minutes

Date: May 16, 2020

Location: ZOOM CALL

Submitted by: Grecca Gonzalez

### Directors

- President: Grecca Gonzalez (Present)
- Vice President: Steve Spreeman (Present)
- Treasurer: Jackson Brunsting (Present)
- Secretary: Jamie Gonzalez (Not Present)
- Director : Rachel Ricci (Present)

President Grecca Gonzalez called the meeting to order at 10:07am.

Board thanked everyone for joining the Zoom meeting acknowledging 19 homes from the neighborhood were represented and was glad to have the participation in light of the COVID-19 epidemic. It was noted that this was the highest participation for a Board meeting in recent memory, and the Board was very appreciative of the attendance.

Since Secretary was unavailable, the President reviewed minutes from previous HOA meeting, held on 4/6/19, and they were approved.

### HOA Dues for 2020

It was recommended and approved that the HOA dues for 2020 be held at \$150 for the year and due on July 1<sup>st</sup>.

### Covenants Change Requests

- Board brought up requests for Covenant changes, specifically the following:
  - Fencing Material to allow any material allowed by Village of Plainfield (Vinyl, Iron, Aluminum (Anything BUT Chain Link))
    - Reference **Sec. 9-86. - Fences in R districts other than core area and TN districts for current Plainfield Fence ordinance.**
      - [https://library.municode.com/il/plainfield/codes/code\\_of\\_ordinances?nodeId=COOR\\_CH9Zoor\\_ARTXFE\\_S9-84GEFESTALDI](https://library.municode.com/il/plainfield/codes/code_of_ordinances?nodeId=COOR_CH9Zoor_ARTXFE_S9-84GEFESTALDI)
  - Increase approved fence height to 6ft per Plainfield ordinance
  - Noted that the Covenants need to be revised to remove the Solar Panel Restriction as they cannot be restricted per Illinois Law
  - Amend to address landscaping issues (there have been neighbors that have had issues selling their home because of adjoining property excess weeds & condition of properties)

- Covenant change to allow for Commercial Lettering on Vehicles - HOA wants to be accommodating to those that must have the vehicle for work purposes.
  - Potentially we may need to add restriction on plate type to restrict Tow trucks or Junker trucks/Dump Trucks, not allow trucks with ladders/rigging etc...Specific Plate types and/or add restrictions to size of lettering on vehicles
    - There was lots of discussion on this, and will be a bigger topic of conversation

### HOA Attorney

- The Board brought forth the search for an new HOA attorney and that about 6 had been vetted and many times the HOA was rejected because the HOA was just too small. However, the board had settled on bringing Lindell & Tessitore Attorney at Law to the board for consideration as they offered the services and pricing most beneficial to the HOA. Their package was as follows
  - \$5,000 Retainer
  - Estimates 20-30 Hours for Covenant Revisions \$5,200-\$7,800
  - \$260 per hour billed - Minimum of 2/10 hour then increments of 1/10 per hour thereafter
  - Photocopies are billed at \$.20 per page
  - Facsimile transmissions are billed at the rate of \$.25 per page
  - Postage, overnight courier, and other disbursements are billed at their standard rates.

Concerns that the HOA covenant revisions and the main approvals/rewriting must be done by the HOA board as to make sure that all residents are approving Covenants changes PRIOR to going to attorney for services as they are very expensive.

Attorney would get court order for violators that do not respond to letters requesting compliance with HOA covenants. Non-compliance would result in additional court costs to obtain court orders for compliance that we would then recoup from the homeowner or place a lien on property -

- Question was raised about Management company being hired for the neighborhood
  - Management companies average \$150-200 per month
    - Was agreed that a Management Company at this time was not needed
- Board acknowledged that they are here to enforce the covenants to the best of their ability, but if the collective neighborhood wanted white vinyl fencing/vehicles with commercial lettering/sheds, and other things that the current covenants prohibit then the collective neighborhood needs to respond with their approval of covenant changes. The board does not make the “rules”.

Board again expressed frustration with lack of community involvement in change and that the folks complaining about things in the neighborhood are also NOT showing up to the meetings nor responding to the covenant change letters that are sent out.

Since there has been little participation from the neighborhood in the past with regard to response on the covenant changes (60% is needed for adoption) there was suggestion of neighbors going home to home, as well as verbiage sent on future communication to address. This language would effectively say that is a homeowner does not respond they will be considered to be abstaining from the vote, and that then 60% of the received votes would carry the change.

- Board will look to get a legal opinion on this option

#### Misc

- Reminder on Walk path - Village of Plainfield is responsible for upkeep and has been doing tree cutting/grinding, any issues or concerns, please address with Village directly.

#### Neighborhood Common Ground Landscape

- Fazio Landscaping 2 of 2-year contract, and has begun cleaning up pods as well as re-mulching the common areas, has done a great job maintaining and everyone was pleased with job they were doing.

#### Financials

- Treasurer reviewed Financials for the HOA & mentioned the HOA has good reserve

#### Nuisance Complaints

- Additional mischief was noted with Speeding on all Neighborhood roadways
- Winding Creek issues with theft
  - Reminders to keep vehicles locked
  - Reminders to Keep yards lit at night

#### Sad News

The neighborhood lost two longtime residents this past year

- **Virginia C. Baldwin-O'Beirne - November 2019**
- **Jack Kuna - May 2020**

#### Election of Board of Directors

Board Members were re-elected to their positions with the exception of Jamie Gonzalez who stepped down as there was additional interest from Cindy Cooke and Becky Krueger to assist with BOD duties and add some new voices to the Board -

- A heart felt thank you to them!

#### NEXT STEPS

Board will send out 2020 Homeowner dues notice documents to residents as soon as possible.

*Meeting Adjourned: 11:19am*