



Record of Minutes

Date: May 20, 2021

Location: ZOOM CALL

Submitted by: Grecca Gonzalez

Directors

- President: Grecca Gonzalez (Present)
- Vice President: Steve Spreeman (Present)
- Treasurer: Jackson Brunsting (Present)
- Secretary: Rebecca Kruger (Present)
- Director : Rachel Ricci (Present)

President Grecca Gonzalez called the meeting to order at 6:10pm.

Board thanked everyone for joining the Zoom meeting acknowledging 11 homes from the neighborhood were represented.

President reviewed minutes from previous HOA meeting, held in May of 2020, and they were approved.

HOA Dues for 2021

It was recommended and approved that the HOA dues for 2021 be held at \$150 for the year.

Covenants Change Requests

- The Board continues to receive feedback from the Homeowners on Covenant changes, specifically fencing. Based on letters sent in 2020 to Homeowners in the neighborhood, there were not enough returned to warrant a change to the covenant. However, based on the feedback from those in attendance on the call and the interest from one homeowner to get a vinyl fence, Due in part to the cost of lumber due to the pandemic as well as the low maintenance nature of vinyl.
- The HOA will draw up a proxy form for all Homeowners and send with dues to try and get 60% neighborhood approval. If needed, homeowner is willing to go door to door to secure signatures.
- It was determined that the change to fencing was the most important modification to the covenants at this time and we should move forward with others as needed at a later date.
- Language will continue to be the same:
 - 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_CH9ZOO_ARTXFE_S9-84GEFESTALDI
 - Increase approved fence height to 6ft per Plainfield ordinance

- There was additional conversation surrounding commercial lettering and the need for some to bring home a vehicle with lettering due to the pandemic. There was a reminder that the lettering at this time must be covered by magnets to be compliant with covenants.
- Board will continue to consider Commercial lettering for future covenant changes.
- Board communicated that they were aware of Boats/trailers that have been on homeowner property for a limited time 3-5 days and that as long as the board is notified Board would be accommodating as we understood the nature of cleaning/ weekend trips.

HOA Attorney Status

- While the Board vetted a new attorney, there was little response or interest in being the HOA attorney. Lack of response to email and phone calls was common. Therefore, the Board as well as the Homeowner body agreed that the cost to bring on an attorney for covenants was excessive, especially given the high price for the retainer.
- The Board agreed to draft the covenant change and bring to Homeowners as well as file with Will County when appropriate.

Neighborhood Common Ground Landscape

Economy Landscaping is the new HOA landscaper as Fazio Landscaping has changed their focus to more hardscape work and they optioned out of Year 2 of our contract.

Financials

- Treasurer reviewed Financials for the HOA & mentioned the HOA has adequate reserves and recommended holding Dues to \$150 in 2021.

Misc

- Walk path is the responsibility of the Village of Plainfield - any issues or concerns, please address with Village directly.

Election of Board of Directors

Board Members were re-elected to their positions. Grecca Gonzalez noted that this would be her final year on the Board.

Meeting was adjourned.