

Dutch Creek Homeowners Association

Johnsburg, IL.

June 13, 2023 at 7pm

Annual HOA Meeting

Village Hall in Johnsburg

Revised and final Minutes of Meeting

BOD Members Present:

Rob McLamore -President

V.P. President – Elvis Mehic

Emily Magaw-Treasurer

Secretary – Vacant

Jack Weigert – Architectural, Landscaping, Trees, Ponds and Maintenance

Samantha Getzinger - Landscaping Committee / Violations

Linda Messinger-Absent

Mike Cooper – Security issues

Jeff and Marie Peevy – Tennis court repair

plan

Attendance by homeowners:

Jeff Elser and Jamie Amore, Katie Evans and Teig Prickett, Jim and Amy Weston,

Meeting:

The meeting was called to order at 7:04 pm by Rob McLamore.

Due to the urgency of our traffic concerns, the traffic situation was brought up first.

Traffic concerns. Due to bridge reconstruction on Johnsburg Rd. Dutch Creek is experiencing more traffic. Village has been notified several times by concerned owners. More police have been seen to monitor traffic. Complains can be called in to McHenry County Div. of Transportation at 815-334-4960

New members

Elvis Mehic volunteered his services at the April 18, 2023 meeting and will be the new V.P.

Jeff Elser has volunteered his service at this meeting and will join the board.

He will take over landscaping, tree care, ponds and maintenance from Jack.

Transition will take place at the end of June.

Per meeting agenda

Previous Minutes of Meeting dated April 18, 2023

Not read at meeting to conserve time. Available to all on our site. No objections. Approved.

Previous Landscape report dated April 18, 2023

Not read at meeting to conserve time. Available to all on our site. No objections. Approved.

Violations

Verbal report, notices sent out, limited response back. Follow up required.

Financial Report submitted by Emily:

As of May 31, 2023 closing balance was \$ 68,805.43.

Capital reserve at \$4,000.

Old liens being tracked. No yearly accounting at present. Should be done on a yearly basis.

Jack will send sample to Emily.

1 owner has not paid their dues in 2022 and 2023. Jack urged to file a lien.

All members approved.

Late payment of dues approved by the Board on 4/18/23 (Ref. for attending homeowners)

The late penalty fee for nonpayment of dues will increase from the current \$25 to \$50 for the first reminder letter.

If not paid, the penalty will increase to \$100 with the second reminder letter.

Assessment letters

Board voted and approved on 4/18/2023 a charge of \$50 for real estate assessment letter requests.

Burned up lawn

Letter to home owner at 2913 Dutch Creek Ln. from the Board placing them on notice.

Rob to check with lawyer.

Newsletter

Promise date of May 15 was not kept. Per Elvis, it will be available soon. No date given.

Newsletter will be added to Web- Site when available.

Playground Equipment

Elvis submitted the pricing for a Dome Climber for kids ages 5 to 12 years. Original price was \$8500. Purchased on sale for \$6809 plus tax and delivery. Down payment of 50% was made. Delivery in October. Teeter Totter to be removed prior to Dome Climber installation. No changes to date. Removal of teeter tooter still open. Jeff noted that many kids still use the Teeter totter. Board to review this again prior to the planned removal.

Community Gatherings:

Marie Peevy volunteered to spearhead this committee. Marie also suggested more Social Media presence. No specific game plan was submitted at this time. Amy Weston suggested planning a summer social party and Christmas lamp post decoration contest. No further details since 11/17/2022 available at this time.

Volunteers needed

Letter send with the annual dues to all homeowners asking for volunteers to serve on the Board resulted in no new volunteers. No firm plan in hand on how to acquire any volunteers.

Outside help - Establishment of a Management company

Due to the lack of volunteers, the Board also investigated outside help to manage everyday items. Goal is to have a management company in place in the future to handle all of our concerns. A smaller HOA board will remain in place to act as the eyes and ears in in our neighborhood and work with the management company to ensure all problems are addressed and that our area is maintained in a pristine condition. The board realizes that this will increase the yearly dues.

For ref.- cost as quoted in 2022 would be \$ 8.17/ Home, \$850/ M, \$10,200/ Yr.

Cost for each homeowner would be \$90/ Yr. on top of the annual dues.

The board has decided on 11/17/2022 and 6/13/2023 not to use outside help at this time.

Garbage cans

For park and tennis court, Jeff will work up a proposal and board will vote on it via E-mail.

Cans will be fasten as needed to avoid theft.

Solar down lighting

Planned are two to four for the park and tennis court. Jeff will work up a proposal and board will vote on it via E-mail.

Stones for shore line in park

Need to be replenished. Kids are throwing them into the pond. Alternatives need to be considered.

Communication

Ed Wiersum has been helping the Board to add content to our web site.

Information be added; required documents relating to real-estate transaction. Emily will supply these. Having this type of information on our web site will reduce the board's involvement when others i.e., lawyers are looking for information.

E-blast

Rob will work with Ed to set up an E-Blast notification system similar to the Village of Johnsburg system.

Violations

Owners can report violations and the board will resolve the violation with the owner in confidence.

Consolidation of HOA records to a digital format

First brought up by Jack on E-mail 10/6/20 to all members. The following information to be digitalized.

5 binders of Minutes of Meeting, one binder of Year End Letters written by HOA presidents to the homeowners and one binder with all revisions to the Rules and Regulations. All binders are currently in Jack's possession.

Ed Wirsum procured quotes to do this work. Lowest cost is 25 cents per sheet. Final cost would be \$1500.

Board said No to this but further options were not discussed. Still open.

Maintenance Section

Storm damage.

Most damage has been cleaned up. Still need to trim off limbs on the spruce trees behind the postal enclosure.

Pricing of \$510 has been approved. To be scheduled by Brightview.

Storm damage on the Heaney property was cleaned up and paid for by Ms. Heaney.

Camera installation at park

Mike submitted quote for camera to monitor the park. Quoted price from Cliffhanger Consulting Group was \$1384 which included installation. Suggested that Jeff and Mike work together to have the camera and solar operated lighting installed.

Mail box repair.

McHenry post office has not done the repairs as promised. Mike Cooper will follow up.

Street repaving

No date available at this time.

Mike was told that after the bridge repair is completed this will be addressed by the village.

Tennis court repair

Jeff and Marie Peevy volunteered to spearhead this committee. They will contact vendors and get quotes for repairs and also develop a plan for future maintenance requirements. Status unknown, both were out of town.

Parking lot

Front section by the swale needs repair and resurfacing. Superior Paving quoted to repave the front section of parking lot for \$6300 with 2" compacted new asphalt. Entire parking lot was quoted at \$ 9450. Installation of a culvert pipe to allow drainage will add \$ 3100 to each one of the prices.

Pavement Solutions quoted \$6987 to repave the entire lot plus \$1900 for a 12" culvert pipe.

Surface is still in decent shape, no repaving at this time only seal coating will be scheduled.

Pond behind Farmington Ln.

Level was reduced by Patrick Short (one of the homeowners on this pond). Overflow piping was cleaned out. Future repairs will be required. Patrick Short has also allowed access through his property to treat the pond. Thank you note has been sent by Jack.

Well

Startup done 5/10 by volunteer Joe Hyerczyk. He will also do the shut down in late October.

Signs

New warning signs will be installed at the park, parking lot by entrance and at the tennis court. Verbiage had to be revised. Jack will send out final draft to members for review. Lawyer check is next. If approved they will be purchased and mounted.

Landscaping for front entrance

Quoted by Brightview for \$2435. Some plants will be moved to balance out each side of the entrance. Additional flowers to be installed. No one volunteered to check out the quoted material. Will run this by Countryside Nursery to confirm the selection to insure hardiness.

Rubino Landscape

Is responsible for watering the front entrance and any new plantings.

Meeting adjourned:

The meeting was adjourned at 9:00 PM.

Filing requirements:

The following items will be filed into the HOA Master File kept by the Secretary.

Min. of Meeting dated 4/18/23 - approved by Board

Landscaping report dated 4/18/23 - approved by Board

Treasurers Financial Report dated 3/31/23 – approved by the Board

Violation's report, as stated in these minutes. No separate report.

Written by Jack Weigert