

Dutch Creek Homeowners Association

Johnsburg, IL.

HOA meeting

11/29/ 2023 at 7pm

Village Hall in Johnsburg

Minutes of Meeting dated 11/29/23 have been updated 1/25/2024 to incorporate all financial discussions and approvals per the HOA zoom meeting held on 1/24/2024.

BOD Members Present:

Rob McLamore -President

Elvis Mehic- V.P.

Jack Weigert- Temporary Secretary

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

Jeff Elser- Member at large

Mike Cooper – Security issues

Jeff Peevy – Tennis court repair/ maintenance plan

Absent

Emily Magaw-Treasurer,

Marie Peevy – Entertainment committee

Attendance by homeowners:

Jamie Amore

Resignations:

Samantha Getzinger 10/5/23

Linda Messinger due to medical issues

Jack Weigert effective 1/1/24. Will stay on as a volunteer to handle Architectural Reviews.

Meeting:

The meeting was called to order at 7:05 pm by Rob McLamore.

Since Emily was absent, a zoom meeting was held 1/24/24 to address all financial issues which are incorporated into this document.

New assignments for members

Jeff Elser will take over landscaping, tree care, ponds and maintenance from Jack W.

Transition will take place prior to 1/1/24

Rob McLamore will take over dealing with “Violations” until another person is assigned.

Secretary position – Remains open

Previous Minutes of Meeting dated June 13, 2023

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

Previous Landscape report dated June 13, 2023

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

License plate reader system. Mike Cooper will procure another quote for a license plate reader system to record who is parking at our park. Quote is for information and cost. Installation will depend on need in order to keep the park area safe. First quote was for \$1350.

Current status: Item is on hold for future consideration

Violations

Jack brought up a listing of "Open violations ". This information was summarized and sent to Rob, E-mail 12/22/2023.

Contracts for renewal: Board approved all three contracts 1/24/2024

Landscaping- Three-year contract:

Brightview wanted a 5% increase each year of the three-year contract. Negotiated this down to 3% on 10/14.

Ref. 2023 cost was 22,576. 2024 will be 23,253. 2025 will be 23,950. 2026 will be 24,668.

Note that Brightview did keep their pricing level on the three-year contract that ended in November of this year.

Contract was signed Jan.2024

Tree care - One year contract

McGinty Bros. Ref. cost for 2023 season was 4728. Prepayment 4511. Savings 237. Included Ashborer injection.

2024 season is 4,177. Prepayment price is 3,968.15 a savings of 208.85. No Ash borer injection.

Ashborjet injection- Emerald Ash Borer due in 2025 will add additional cost.

Contract was signed Jan.2024

Pond treatment and equipment repair- Two-year contract 2024-2026

Environmental Aquatic Management. (EAM) Ref. cost for 2023 season was 6,400.

Cost quoted for 2024 is 7,500. Cost for 2025 is 8,700.

Budget for aeration equipment repair or replacement use 1,700. (Budget for 2023 was 1,500)

Budget for seasonal removal, cleaning, test, store and reinstallation in spring of 2024 use 1,100.

(Actual cost for 2023 was 981)

Prices have increased due to more chemicals needed for algae treatment plus chemical costs have gone up substantially.

Contract was signed Jan.2024

Financial Report:

Since Emily was absent, a zoom meeting was held 1/24/2024 to address all financial issues.

Year-end Financial report dated 12/31/2023 was submitted and approved.

Confirm who is authorized to sign checks? Currently Emily. Rob will apply for authorization.

Capital reserve balance was at \$4,000.

Lien: James Marshal two liens, accumulated interest and costs to date. Rob and Elvis will determine course of action to resolve these overdue payments. No yearly accounting was sent to the owner.

One owner has not paid their dues in 2022 and 2023 as of 1/24/2024. Rob and Elvis will determine course of action to resolve these overdue payments.

Budget for 2024 was reviewed and approved by the board.

Annual dues for 2024 were increased from 460 to 485 to cover increased contract costs.

Fee increases approved by the Board

Late payment of unpaid dues was approved 4/18/23.

The late penalty fee 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.

This is being incorporated into the dues letter sent out by the treasurer.

Assessment Letter Fee of \$50 fee for a real estate assessment letter request was approved on 4/18/2023.

This letter is issued by the treasurer confirming that there are no financial liabilities against the property.

Board items that were discussed

Newsletter has not been written. Promised several times by Elvis. When completed it should be added to the web-site and also send out as an E-blast. Status: no letter has been written.

Community gathering, game plan and schedule have not been addressed by Emily and Marie.

New members are needed to take over Violations and the Secretary duties.

Letter with the annual dues to all homeowners in Feb.2024 will ask for volunteers to serve on the Board.

Web site and content

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

E-blast was set up by Rob on 10/4/23 to provide information to the homeowners.

Rob is responsible along with Ed Wirsum to post items to our website.

Maintenance and pricing information on purchased items during the year

Park, tennis court and parking lot:

Playground climbing equipment: Final cost for the purchase was \$6809, installation \$3910, tax \$476. Total \$11,196

New signs purchased for the park, parking lot and tennis court. Cost was \$465.45

Solar Lights for tennis court, cameras for park and tennis court and trash cans for both areas purchased by Jeff.

Cost was 2168.

Tennis court repair cost 1500.

Parking lot sealing \$ 400

Rocks for park pond shoreline: None added in 2023. More to be added in spring of 2024 to replace the ones thrown into the pond. Previously done by Rubino Landscape in 2021 for \$365.

Other information

Community Gatherings:

Marie Peevy volunteered to spearhead this committee along with Amy Weston and Emily. Marie suggested more Social Media presence. No specific game plan was submitted on 11/17/22. Amy Weston suggested planning a summer social party and Christmas lamp post decoration contest. No further details since 11/17/2022 available. Marie, Amy and Emily were all absent for the 11/29 meeting.

Outside help - Establishment of a Management company

The board has decided on 11/17/2022 and 6/13/2023 not to use outside help at this time. Details can be found in the Minutes of Meeting dated 6/13/23.

Due to the lack of volunteers, the Board will reconsider if partial help from an outside source is necessary possibly for handling violations and secretary work.

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 approximately \$1500.

Board said No to this but further options were not discussed. Case is closed for now.

Maintenance Section

Mail box repair.

McHenry post office has not done the repairs as promised. Mike Cooper will follow up. More postal boxes for packages were requested by the postal carrier. Mike Cooper to follow up.

Street repaving

Gretchen Short received information from the village on how streets are rated and the current ratings of our streets. All information passed to Members. Mike Cooper will work with Gretchen to see if a date can be established for repaving.

Tennis court repair

Jeff and Marie Peevy will work on a game plan for 2024 tennis court improvements. Areas to be looked at are leveling, resurfacing, possible drain installation, new net and ratchet, additional pickle ball courts along with nets, repairing cracks in the green colored wall, repainting the wall, repainting the fencing around the court and repairing the deteriorating cement area outside the west side of the court. Due to cost considerations this work may have to be split up between 2024 and 2025. Current budget for this work is 10,000.

Parking lot - future work

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. Pipe can be furnished by the village according to one contractor. Surface is still in decent shape, no repaving at this time.

Re-quote is required.

Seal coating was done in Oct.2023 by Davey Seal Coating costing \$400.

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. Estimated cost based on previous quote is 4000-4500.

Patrick Short has also allowed access through his property to treat the pond during the 2023 season.

Well

Shut down done in Nov. by volunteer Joe Hyerczyk. He is also storing the hose. Start-up will be in Spring 2024.

Landscaping for front entrance

Quoted by Brightview for \$2435. Some plants were moved to balance out each side of the entrance.

Additional flowers were installed. Work was completed late October. The funds to pay for this were taken from the tree planting budget. We did not plant three trees this year.

Misc. items

Beaver problems: Susan Heaney reported that beavers are damming the outflow of pond # 3 behind her house endangering the large oak tree's roots sitting in soil that is too wet. Per the developer, the three owners of the pond are responsible for any work relating to the pond which also includes any beaver removal. Status: This item is closed.

Brightview quotes:

Enlarge the mulch rings around all spruce trees that have been planted to avoid mower damage. Cost \$505

Remove excess mulch around the trees on the east front entrance berm. Mulch is too high. Cost \$693.

Brought to the HOA attention by Rubino Landscape.

All pricing is too high. Additional quotes are required if work is to be done.

Garbage disposal: At park and tennis court. Who will dispose and add new bags?

There is no garbage pick- up at these two locations. Jeff will address this.

Meeting adjourned:

The meeting was adjourned at 8:40 PM.

Filing requirements:

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

Min. of Meeting dated 6/13/23 - approved by Board

Landscaping report dated 6/13/23 - approved by Board

Treasurers Financial Report dated 12/31/23 approved by the Board

Written by Jack Weigert