

ANNUAL HOMEOWNERS' ASSOCIATION MEETING
Monday, December 2, 2019

VISITORS: Mr. Balco Mr. Marsiglio

- The meeting opened at 7:02p.m. by Kim Stephens, President.

- Mr. Balco asked about the budget recommended changes he suggested at the budget meeting. Mark confirmed the recommended changes to the budget were made and approved by the Board.

- Minutes were submitted for November's meeting by Kim. The motioned to approve the minutes was made by Mark and seconded by Jack. Motioned passed with 3 abstains.

- Mark sent the balance sheet, profit & loss and check detail reports via e-mail to the ACHA Board prior to the meeting.
- The Boards current assets are \$78,520.09

- Last rough mow #9 went well. Grass looks great!
- The burning bush issue was taken care of last month. Jack will have the company correct the name on the invoice.
- The tree branch which was down on the bike path was removed.
- The water issues with the main pond continues. The work cannot be completed due to the weather. We will need to move this work to be completed next year. Mark assured the money is reallocated for next year's budget.
 - Jack reached out to Seberts to obtain their recommendation. They recommended to have 3 men working on the cleanup for 8 hours for \$1,800.00.
 - Kim suggested we need a long-term plan.
 - Anthony recommended us holding off with moving forward with the Seberts recommendation until he hears back from Bruce our Engineer

consultant. He will follow up with Bruce and keep us informed of his recommendation.

- Lot 66 – turned in their required paperwork to the Landscape Committee per Russ. Mike will follow up with the Landscape Committee.
- Endeavor recently assisted 18 homes regarding tree removals.

COMMUNICATIONS REPORT – Matt Trask

- No e-mails were received to the board in the month of November.
- Mark is up to date with posting the meeting minutes.
- As stated earlier in the year, requests for the ACHA directory can be sent via e-mail to homeowners by Matt.

OLD/NEW BUSINESS – Kim Stephens

- Kim made the following motion via e-mail on November 18, 2019. Art. III Sect. 6 shall include social funding in budget and in Art. VI (U) social events shall be added. Dina seconded the motion. Motioned passed unanimously.
- Kim is requesting from the board's attorney a final clean version of our bylaws.
- Kim is having the boards attorney ensure the Norton Lakes connection is made properly and legally.
- Our new attorney's rate is \$295.00 an hour. Her name is Kate McCracken. Our last attorney is no longer working for the firm.
- The ACHA annual meeting is scheduled for January 19, 2020 at 4pm at the Campton Township Community Center, 5N082 Old LaFox Rd., St. Charles, IL 60175.
 - The 2020 ACHA ballot, residential information sheet, budget and invoices are being prepared to go out soon to the homeowners.
 - The ACHA Board is helping Kim prepare the 2020 ACHA annual board meeting by providing her with our 2019 achievements, 2020 goals and annual meeting agenda items.
 - Dina will reserve the 2020 ACHA meeting rooms.
- Kim will have the ACHA Communication point person send a covenant reminder in the spring to keep up their lawns etc..
- A letter will go out to lot 40 regarding their trash left outside and it being visible to everyone.
- Lot 74, will receive a courtesy letter regarding their garbage cans being left out along with the yellow commercial vehicle parked overnight several times.

MEETING ADJOURNMENT

- Mark motioned to adjourn the meeting at 7:34p.m. and Jack seconded the motion. Motion passed unanimously.