

Colony Lakes HOA
Quarterly Meeting Minutes
September 9, 2014 - 7:00pm
Gombert Elementary

Call to Order: 19:00 By President Martin Schaefer

Roll Call:

President – Martin Schaefer - Present
Vice-President – Rebecca Baugh- Present
Secretary – Dennis Brozak – Present
Two Vacancies
Baum – Baum Properties - Present
27 Homeowners present
Alderman Edward Bugg -Present

Presidents Report

1580 Kathy Court

Abandoned for 3 years. Unsecured. Baum contacted the security firm will have someone out within 48-72 hrs.

Treasurer departure

Elections

Need a quorum = 96 bodies or proxies
President can appoint a replacement for open positions

Community Involvement/committee formation

No response from the community to form a committee
Property Standards committee push

Vice Presidents Report - 19:11

Activity Update

Driveway sealcoating

\$60.00 per home is the lowest quote right now. We are going to keep looking for a better price.

Friday Fun

Sept 19th HOA sponsored fun night at the bridge
We will provide buns and grills

BYOM for the grill

Halloween Parade - Oct 26th

Caroling in Dec

Committee formation Push

Welcoming committee

Trees

VP Will put a call into the city to get one remaining tree removed.

The by back program is not a good solution.

The trees on Keating have suckers growing out of them. Creating a driving hazard for homeowners turning onto Keating

Report of the Treasurer

Year to Date Expenses/Revenues

18k in reserve

Expenses

Emergency repairs to the fence on Keating

Lights – Replace bulbs and Photo-cells

Landscaping

Baum

New Business-None

Old Business

Fence Repair

Fence was repaired by Pearless

They could not meet our needs.

We chose to not give them our business.

There was an emergency repair and it was corrected within a week

Ponds/Buffer Zones

No major issues with the ponds themselves

The Buffer Zone

The weeds are natural but overgrown.

The buffer zone needs to have the “Volunteer” trees removed

Controlled Burn in early winter or late spring

TCD can come out for training – Call to verify - Michele

The buffer zone should not be mowed

Please don't feed the ducks – Tom

Signage around the Ponds needs replaced

No Trespassing

No Swimming

No Boating

Fishing is Catch & Release

Are the pond catch and release – Yes

Dead Tree Removal

On the West pond there are at least 3 dead trees and multiple around the east pond.
There are Ash trees that we need to have removed.

Rentals

Our Bylaws do not allow rentals

The Board will not Spear head this, if the community would like to change the bylaws it will require a Petition to get the item on the Agenda and a Majority Quorum just to vote to amend the current amendment.

Absentee Landlord situations are hard to track and manage

City of Aurora has established a Landlord training program that is available if you want to rent within Aurora you have to go through the training.

Good of the Order

Rentals

2866 Diane is a rental. Michele

Possible 7-8 unauthorized rentals

If we can find out about possible rentals before they have a tenant then we can head that off.

There are few Circumstances you can rent in the community.

ie – Financial hardship. (Must show proof of Hardship. Then you can only rent to a family member for a short period of time)

All rental applications need to be approved by the board before the contract is signed

We can pursue rentals

This will be at a great monetary cost to the community.

Fence

The fence was done poorly

The fence is 10 years old and has not been properly maintained.

3047 – 3059 posts are in bad condition.

Sidewalk is slanted along Keating on the West Side

The Fence on the west side along Keating is leaning.

There are things leaning on the fence. This could be causing the leaning. –Mike

Alderman Bugg

We are in ward 9

www.aurora-il.org

256-4636 Customer service line

Eola Road widening

Phase 2 engineering passed by council.

Ash Trees are virtually done. We were the first in the area to have them removed.

Alderman Buggs Email is aldermanbugg@gmail.com

Marty

Blog or Forum on the webpage

There was no interest in this from the attending HOA members.

The lights for the monuments

The lights are on but the photocells do not work properly.

Dennis will procure new photo cells and install – Completed 09-10-14

The plants in the monuments are dead

Need to clean it up.

Property standards

Can we have Baum perform the standards – Todd

We can have Baum perform the standards checkups

We will need to discuss what we want them to check for and at what point citations will be handed out.

Routine Inspection Check sheet and guidelines need to be drawn up and approved.

Notice going out to inform homeowners of property standards enforcement.

Community deal

Soffits and Fascia's

Driveway replacement and Sealcoating

Lawns

Webpage

Community approved vender list

Email board@colonylakes.org if you would like to post to the website. This should be limited to homeowners who have had a good or bad experience with a service they would like to share with the community.

Generic password for access

Should not be given out to non homeowners

Renters

Should Baum be searching for Rentals?

Need community input for any suspected rentals.

When Baum is notified they will send a notice by certified mail

A cap for renters is not a good solution.

How is this going to be managed?

Keep in mind locating the landlord to enforce the property standards

Does anyone have a picture of the hail on May 20th?

Announcements

Next Meeting Date: 7:00 pm Tuesday, November 18, 2014

Adjournment at 20:45