

Colony Lakes HOA  
Quarterly Meeting  
Gombert Elementary

Call to Order @19:04 by Marty

Roll Call

Marty – President

Rebecca - Vice President

11 homeowners present

Katrina - Baum

President's Report

Reading of last meeting's minutes. Motion to pass? T. Soltwich motions, C. White seconds. Motion to pass the minutes, motion carried.

Review of Aurora Ward 9 Neighborhood Meeting with Alderman Bugg

Community Involvement – we need more people to help out, particularly in the heavy lifting – more HOA business besides the social events.

S. Ryan asked about the HOA disbanding? HOA wouldn't disband; it would be passed to the government, who would oversee.

Report of the Treasurer

Review of the current financials.

Bad debt write-off question by E. Giblin. How do we carry over the bad debt predictions? How much is too much to spend on Bad Debt write off? Is chasing people with legal action worth it in all cases?

Reserve Fund – we have made more money than in previous years. This is due to more homeowners paying and staying current on assessments. We are over \$30,000 in money. We will transfer any and all surplus \$\$ to our reserve fund at the end of the fiscal year.

Target reserve? Marty is suggesting 3 – 6 months operating costs in reserve.

Vice Presidents Report

Social activities –

Parade for Halloween coming up, Sledding, Cookie Exchange, Caroling. Friday Fun will continue in the spring.

#### New Business-

Postcard notifications for each meeting. 33 cents per piece = 100 dollars, so about 400 dollars per year for one postcard per quarter to each home.

Alicia motions to pass postcard idea. Keyna seconds. Emily disagrees. Unnecessary expense. The signs are enough. Argument: future dates on a postcard will help people plan. Rebuttal: email would work, but others disagree. Suggestion – do the postcards semi annually. Add a QR reader to a post card with a link to our annual calendar of events and meetings.

Vote, motion passes to try the postcard reminders.

Pond issues. The East Pond. Aerators are dying and have been repaired twice. The west pond is in better shape, but will also need work. Doug Wells, pond maintenance guy. He suggests – repair west pond issues. Replace all aerators and systems in East pond. East pond lines and diffusers would cost \$1500.00. With a brand new system, East pond would be \$4042.00. East pond system is older. It has 4 aerators, the west pond has 3. Do we want to patch it up, or do we want to replace the East pond system? The East pond system has been in place for quite some time. Possibly 12 years. Question – is there a warranty on a new system? Marty didn't know. He mentioned that we have a pond maintenance contract, and that we don't get charged when Doug comes out.

Diffusers are about to come out of the water for the season. We don't need to make a decision right away. Discussion about whether or not the HOA has a plan for our maintenance issues. Answer currently is no, we do not. We do have a reserve, but given that, we need to make sure to allow to schedule equipment costs on a regular basis.

Marty will get in touch with Doug to assess the systems when he pulls them out for the season. He will have Doug give an estimate on the pond equipment life span. He will have Doug look into warranty information.

Landscaping improvements this spring. Acres Group is new to the neighborhood. They did the community landscaping through the Summer 2015. It has been good and bad. We saved about \$2000.00 by using them as our contractor. Tree maintenance will begin later this month. About 15 dead trees will be removed. Willow trees and Birches will be trimmed. They also proposed to remove the willow saplings around the ponds.

Marty wants to know how much money we want to spend on beautification of the neighborhood – mulch, flowers, and monuments? Mulch is about \$4000.00 for the neighborhood. How many beds do we actually have? More than most neighbors realize – cul de sacs, around the ponds, monuments, etc. We should try to improve the image of our neighborhood – the neighborhood across the street has beautiful monuments, and we don't. Keating is a mess – the bushes are an eyesore. At Emma and Keating, there are two sides to our monument, and you can't even see the second side. Suggest to start with the monuments, and then in the following year, address the cul de sacs, etc.

Suggestion to take out all the current plants in the monuments and re do with annuals. We need to get some proposals.

Meeting Dates for next year: we have quarterly meetings. Do we want to make them more formal, i.e. the second Tuesday of every 3<sup>rd</sup> month? Discussion that this would be a good idea. Annual meeting is in February. Next quarterly meeting January 12. Annual meeting February 18, Second Quarter meeting April 12, Third quarter meeting, July 12, Fourth Quarter meeting October 11.

Suggest – Rather than do postcards each quarter, send a magnet with the assessment letter. Keyna can look for the price of the magnets. On each magnet will be the quarterly meeting dates, our website info, FB info and Baum's contact information.

#### Old Business

Tax assessment? Where do we stand? Board does not endorse this program the way it was written. Each Homeowner is welcome to work with the law office of Kovits, Shifrin and Nesbit individually, but the HOA is not involved.

Community Standards. A Baum man was taking pictures and wouldn't identify himself. Homeowners felt that it was inappropriate and intrusive. It's recommended that he wears a badge. Katrina will follow up.

#### Good of the Order

What's happening with community standards? Marty responds that we need to finish the review before we send out notices. Nobody has received a violation of community standards at this time.

How do we get rid of the old garbage and recycling cans? Put a sticker on it. If you put it in your garbage cans, they will take it.

#### Announcements

Next Meeting Date: January 12, 7 PM.

#### Adjournment @20:54

Motioned to Adjourn By Thomas

Seconded By Marty