

## **2010 Jonathan Knolls Community Association Annual Meeting**

Date: October 4, 2010  
Time: 7:00 PM  
Location: 17950 W. Rt. 173, Old Mill Creek, IL

### **Board Members Present:**

Gail Jones, Sheila Schostok, Glenn Scott, Angela Pann, Brian Paquette

### **Homeowners Present:**

16 homeowners were present, including board members, as evidenced by the sign-in sheet, which is available upon request. In addition, 5 homeowners were represented by proxy, also available upon request.

### **Call to Order:**

Motion was made to call the meeting to order, seconded by Brian Paquette. Establishment of quorum was approved.

### **Guest Speakers:**

*Mr. David Cassin from Hey and Associates, Inc.* Mr. Cassin provided an update on the new buffers installed on Ponds 7 & 8. Seeding was spread. Germination has been successful. Native plugs will be installed in the spring. Hey has also been commissioned to perform a drainage assessment for the entire subdivision in order to address current and potential drainage issues.

*Larry McCotter from Native Restoration services, Inc.* Mr. Mc Cotter gave a brief explanation of of native and non-native plant species which may exist on homeowners' properties, which could lead to potential overgrowth of such species, taking over desired plantings. It was determined that homeowners may remove any identified evasive species within their boundaries, including in Deed Restricted Open Spaces. Mr. McCotter is available to discuss and identify such species by appointment.

### **Minutes:**

Motion to approve the 2009 Homeowners Meeting minutes was seconded and approved.

*Financial Report was presented by Brian Paquette.* The 2010 budget was reviewed showing approximately \$29,000 remaining in the account. The overall total expenses came in under budget. The 2011 budget reflects a decrease in income of \$1200 due to outstanding fees on foreclosed properties. Major expenditures anticipated at this time is landscaping, management company fees, mosquito abatement, and pond treatment. No other major expenses are planned, with the exception of possible entrance sign replacement and electrical services at the mail hut. Motion was made and seconded to approve 2011 budget.

*Secretary Report was presented by Angela Pann.* Follow-up from last meetings' items included entrance sign maintenance, street sign replacement, and pavement issues: it was decided that the condition of the inserts on the entrance signs would be reevaluated in the spring of 2011 determining if replacement is necessary; all street signs installed must here forth follow village and county specifications without exception (i.e. no decorative signs); and lastly, the street re-pavement issues have been addressed with Village of Wadsworth which is pending state funding in order to begin the work on the roads in the subdivision. Also discussed was the posting of a "No Outlet" sign at the intersection of Jonathon Knolls Drive and Orchard Bluff Lane, which was ordered and should be posted by the end of October 2010. Lastly, a brief mention regarding address sticks. While not required, the Newport Fire Department strongly recommends installing them at the end of each homeowners' driveway. Sticks may be ordered through the Fire Department for approximately \$25-\$30; or homeowners may install their own, making sure to use reflective numbers. Also suggested was the installation of a "Knox Box" which contains the homeowner's key accessible to the fire department in case homeowner is not home during a fire/hazard emergency.

*Architectural Review Committee Report was presented by Glenn Scott.* At this time there are no new home construction plans. Lot #25 has sold and pending closing, JKCA may collect on the lien put on the property, which would recoup legal fees and fines associated with property. The issue of grass cuttings on foreclosed properties was discussed. It was agreed that letters of violation would be sent to lot owners who violate covenant and/or rules and regulations. The board will meet and discuss who will be responsible for the cutting, who would pay for the cutting, and ultimately decide at which point liens would be placed on unkept properties.

*Vice President Report was presented by Sheila Schostok.* An email blast will be sent regarding kids holiday carolling party and a mid-winter happy hour. Also discussed was trick-or-treat set for Sunday Oct. 31 from 2- 6pm.

*President's report was presented by Gail Jones.* It was noted to all new homeowners that copies of the rules and regulations and covenants are located on the neighborhood website, JKCA.org. Meetings with the Village have led to discussion on amending our current Resource Protection Plan to allow for the removal of invasive plant species on Deed Restricted Open Spaces and the addition of new plantings once removal has occurred. Currently, any invasive shrubs may be removed; however, mature trees may not be removed.

#### **Board Elections:**

Elections for Secretary and Vice President positions were held. By unanimous vote, Angela Pann will remain as Secretary and Sheila Schostok will remain as Vice President for the full term.

**New Business/Questions:**

Question was raised on whether to allow garage sales on a limited basis within the neighborhood. The board will discuss options, as such a decision would need to be approved in order to amend rules set forth in the Rules and Regulations, section 2.13.

**Adjournment:**

With no further association business to discuss, a motion was made and seconded to adjourn the meeting at 8:41 pm.