

Jonathan Knolls Homeowners Meeting

Date: Monday January 19, 2015
Time: 7:00 pm
Location: Wadsworth Village Hall, 14155 Wadsworth Rd., Wadsworth, IL

Board Members Present:

Chris Orfan, Sheila Schostok, Angie Pann, Mike Kuzma, and Jim Gauger

Roll Call/Call to Order:

Meeting was called to order at 7:10 pm. Quorum was met with 18 homeowners present and 1 homeowner represented by proxy.

Approval of Minutes:

Motion and second to approve 2014 homeowners meeting minutes.

Board Member reports:

President/Chris Orfan -

The board has assumed the duties of the management company, Sterling Management, who resigned their services last year.

No further updates on the recent fires in and around the neighborhood, all cases remain open and on-going with inconclusive results.

Vandalism/attempted break-ins are still on-going. Recommended personal security measures to deter any such activity. Will contact the Village Hall about getting better lighting at the park.

Vice President/Sheila Schostok -

Working with the post office to minimize cost of repalcing mailbox lock box keys.

Secretary/Angie Pann -

In contact with the post office to try to get large packages that won't fit into the lock boxes delivered to homes.

Treasurer/Mike Kuzma -

All dues were collected in 2014. Pond expenditures were \$3200 less than anticipated. Over \$4,200 was added to the reserve fund leading to over \$46,000 in fund.

The landscaping contract will e up for renewal at the end of the year.

Landscaping, pond maintenance, and mosquito abatement will continue to be the largest expense for 2015. If all dues are collected, an additional \$4,000 is projected to be added to reserve fund in 2015.

Motion and second to approve 2015 budget.

Director at Large/Jim Gauger -

No new home plans submitted to the ARC this year. Strong emphasis on homeowners getting ARC approval for any changes or updates to homes.

There are two upcoming village-wide projects - one is the summer resurfacing project to be done in the neighborhood and the other is the Wadsworth Road project which will affect the intersections on Wadsworth Road at Dilleys, Rt. 41, and Kilbourne Rd.

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The association is responsible for repairing a damaged pond flare located by the park. Lastly, recommended adding fountains to ponds that are visible from the street for aesthetics and algae control. Will look into options and pricing and present to the board for approval.

Board Elections:

Elections for Vice President and Secretary were open. John Kacinas volunteered for the Vice President position. Kevin Lung volunteered for the Secretary position. Both nominations were accepted, motioned, and approved.

New Business:

Sheila Schostok and Angie Pann will obtain bids to paint and refurbish the mailbox hut and entrance signs and present to the board.

Adjournment:

With no further business to discuss, the meeting was called to adjourn at 8:25 pm.