

Jonathan Knolls Homeowners Meeting

Date: Monday February 01, 2016
Time: 7:00 pm
Location: Wadsworth Village Hall, 14155 Wadsworth Rd., Wadsworth, IL

Board Members Present:

Chris Orfan, John Kacinas, Kevin Lung, and Mike Kuzma

Roll Call / Call to Order:

Meeting was called to order at 7:10 pm. Quorum was met with 17 homeowners present and 2 homeowners represented by proxy.

Approval of Minutes:

Motion and second to approve 2015 homeowners meeting minutes.

Board Member reports:

President / Chris Orfan -

In the past year the lot adjacent to the park has been sold along with one house on Scenic Court.

Preliminary plans have been submitted for a house on Macintosh Court.

Vice President / John Kacinas -

Nothing new to report, but when a question was raised about having to go to post office to retrieve mail, John said that since the lock boxes were put in, the mail carriers will not deliver anything directly to houses.

Secretary / Kevin Lung -

Reported on conversation that was had with Moses (Village Administrator) regarding repaving of neighborhood. Moses stated that revenue from Sales Tax increase was less than budgeted on account of Title sales (used car lot and RV sales) not being subject to tax increase, so repaving of Jonathan Knolls may be delayed. They also plan to make improvements to drainage around cul-de-sac at south end of Orchard Bluff Ln. and improving unmarked drainage tile at southernmost pond that drains to wetlands across Highway 41. For dealing with the run off from Van Zelst, Moses suggested we look in to dam material used near village hall which allows water to pass through but collects silt. Gail stated that several natural springs are located in the area, which makes managing the drainage extremely difficult.

Treasurer / Mike Kuzma -

All dues were collected in 2015. Landscaping, pond maintenance, and mosquito abatement will continue to be the largest expense for 2016. We are budgeting for another 10 mosquito applications per year at the same cost as last year. Landscaping will also be contracted to hold the same rate for the next 3 years. Pond expenditures were \$1900 less than anticipated. Pond expenditures are budgeted for both maintenance and algaecide treatments, but algaecide treatments have not been required for past 2 years.

Over \$7,000 was added to the reserve fund leading to over \$53,000 in the fund.

If all dues are collected, an additional \$6,570 is projected to be added to reserve fund in 2016.

Motion and second to approve 2016 budget.

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Director at Large / Jim Gauger -

Not present. Kevin Lung stated that only preliminary plans had been received for the new build on Macintosh Court. He also stated that he would have further discussions with Jim and Moses to find out any additional details pertaining to the resurfacing and drainage improvements throughout Jonathan Knolls.

Board Elections:

Elections for President, Treasurer, and Director at Large were open. There were no volunteers for the President and Treasurer positions, so Chris Orfan and Mike Kuzma agreed to maintain their current positions. James Papierniak volunteered for the Director at Large position. The nominations were accepted, motioned, and approved.

New Business:

Numerous complaints were voiced regarding the frequent power outages. It is important that everyone report an outage when it is discovered so that ComEd is aware of the severity of the problem.

Since the board did not provide approval for painting the mailbox hut in 2015, Angie Pann will again obtain bids to paint and refurbish the mailbox hut in 2016.

There were numerous reports of high coyote activity in the area. Please be extra vigilant when pets are outside, and do not leave any food outside.

Randy Housner stated that there was an unusual interaction with someone who stopped their car and approached his house at the end of Orchard Bluff near Dilleys Rd and requested to be let in to recharge their phone so they could get directions to their destination. Please report any suspicious activity in the neighborhood to the board so that they may notify all homeowners, as well as report to the police if it seems warranted. There was a suggestion to start doing block parties / happy hours once again. John K. took the action item to explore this further.

Adjournment:

With no further business to discuss, the meeting was called to adjourn at 8:00 pm.