

Jonathan Knolls Homeowners Meeting

Date: Monday February 06, 2017
Time: 7:00 pm
Location: Wadsworth Village Hall, 14155 Wadsworth Rd., Wadsworth, IL

Board Members Present:

Chris Orfan, Kevin Lung, James Papierniak, and Mike Kuzma

Roll Call / Call to Order:

Meeting was called to order at 7:15 pm. Quorum was met with 12 homeowners present and 7 homeowners represented by proxy.

Approval of Minutes:

Motion and second to approve 2016 homeowners meeting minutes.

Board Member Reports:

President / Chris Orfan -

Reported about ongoing issues with the mailboxes. There were some questions raised about insufficient quantity and size of parcel boxes. Nothing can be done to change this as it was established at the beginning of the development of the neighborhood. Request was made to email a reminder to everyone to pick-up their packages in a timely manner so the parcel boxes can be made available to others.

Vice President / John Kacinas -

Not Present

Secretary / Kevin Lung -

Reported on ongoing issues with vehicular vandalism in the park and along the road edging. Jim suggested adding a split rail fence along the road to deter vehicles from entering the field. James said he heard from Moses that they will repair the damage in the spring. It is the homeowner's responsibility to repair road edging near their property, but the village sometimes makes repairs. The issue was also brought up about trash blowing throughout neighborhood when homeowner's leave their trash bins outside beyond the days necessary for trash pickup. Reminder was made that per our covenants, trash bins are not to be stored outdoors

Treasurer / Mike Kuzma -

Presented the actuals from 2016. All dues were collected in 2016. Landscaping, pond maintenance, and mosquito abatement will continued to be the largest expense for 2016. Pond expenditures were \$900 less than anticipated. Over \$7,500 was added to the reserve fund leading to over \$60,000 in the fund.

Motion and second to approve 2017 budget.

A discussion was had about some of the ponds beginning to show a significant algae bloom, particularly the pond on the South East side of Orchard Bluff Lane, where the owner had cut back the natural border.

A question was asked about using some of the reserve funds for a neighborhood party, but the decision was made not to use reserve funds because future expense for pond maintenance could be very high if they need to be dredged.

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Director at Large / James Papierniak -

Reported that all submissions for ARC review were approved, including the new build on Macintosh Court, a deck, and some landscaping. A request was made to send a reminder that all changes to house colors need to be approved before beginning work.

Jim Gauger reported on the road improvements to be made in the area including adding turn lanes at Kilbourne Rd., 41 and Wadsworth Rd., and 41 and Kelly. The State would not fund a merge lane at 41 and Kelly. There will also be a single lane roundabout for Wadsworth Rd, with Phase 1 beginning June, 2018.

Board Elections:

Elections for Vice President, and Secretary were open. There were no volunteers for the positions, so Kevin Lung and John Kacinas agreed to maintain their current positions. 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. There are fewer outages on the southeast end of the neighborhood, but the northwest side is still having frequent interruptions.

There was a report of an old blue pick-up truck seen loitering in the area. Everyone was reminded to report unusual activity to the Lake County Sheriff.

Adjournment:

With no further business to discuss, the meeting was called to adjourn at 8:15 pm