

# Jonathan Knolls Homeowners Meeting

Date: Monday February 05, 2018  
Time: 7:00 pm  
Location: Newport Fire Station, 39010 Caroline Ave., Wadsworth, IL

## **Board Members Present:**

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

## **Roll Call / Call to Order:**

Meeting was called to order at 7:06 pm. Quorum was met with 11 homeowners present and 9 homeowners represented by proxy.

Fire Chief Mark Kirschhoffer gave a short presentation about the Newport Fire Department and also informed us that they have Knock Boxes available for \$185 which provide firefighters with access to a key to your home when responding to an alarm or other emergency situation.

## **Approval of Minutes:**

Motion and second to approve 2017 homeowners meeting minutes.

## **Board Member Reports:**

### **President / Chris Orfan -**

Reported the sale of one home on Applewood Court.

### **Director at Large / James Papierniak -**

Reported the status of the playground renovations at the parks in Jonathan Knolls and by the Wadsworth Village Hall. Provided the posters of the rendered images of the equipment and color schemes selected for each location. The Village will go out for bids in Feb/March with construction to take place during the summer. The village will remove the diseased ash tree and plant replacements.

Someone expressed the need for a turn lane from 41 to Kelly Rd. James reported that per the Lake County Division of Transportation, the turn lane improvements to Wadsworth and 41 have been postponed (beyond 2021). The Dilley's / Wadsworth single lane roundabout is anticipated to be a yearlong project commencing in 2018.

No improvement requests were submitted to the Architectural Review Committee.

### **Vice President / John Kacinas -**

Reported on social activities. The Pub Crawl was a success and will try to arrange for more neighborhood social activities in the coming year.

### **Secretary / Kevin Lung -**

Nothing to report.

### **Treasurer / Mike Kuzma -**

Presented the actuals from 2017. There was one unpaid dues in the amount of \$400. Mike recommended we consider withholding a paid assessment letter in lieu of applying a lien.

Landscaping, pond maintenance, and mosquito abatement continued to be the largest expenses for 2017. \$7,300 was added to the reserve fund for a total of approximately \$68,000 in the fund. Motion and second to approve 2018 budget.

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## **Board Elections:**

Elections for President, Treasurer, and Director at Large were open. There were no volunteers for the positions, so all board members agreed to maintain their current positions. The nominations were accepted, motioned, and approved.

## **New Business:**

A question was asked about the status of refurbishing the mailbox hut and signs. No action has been taken on repainting them.

A question was asked about the possibility of getting larger package boxes at the mail hut. This concern has been brought up previously and the issue is that the mailbox sizes were established with the post office at the beginning of the development of the neighborhood and they have no incentive to change them now. John took an action to ask the post office about the possibility of getting larger boxes for bigger package delivery especially considering the increased use of online shopping now compared to when the mailboxes were established.

## **Adjournment:**

With no further business to discuss, the meeting was called to adjourn at 7:59 pm