

# Jonathan Knolls Homeowners Meeting

Date: Monday March 06, 2019  
Time: 7:00 pm  
Location: Newport Fire Station, 39010 Caroline Ave., Wadsworth, IL

## **Board Members Present:**

Chris Orfan (President), James Papierniak (Director at Large), Mike Kuzma (Treasurer), and Kevin Lung (Secretary)  
John Kacinas (Vice President) not present

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

Meeting was called to order at 7:06 pm. Quorum was met with 11 homeowners present and 8 homeowners represented by proxy.

Fire Chief Mark Kirschhoffer gave a short presentation about the Newport Fire Department and gave an overview of a bond measure and announced an open house on the 16<sup>th</sup> and 30<sup>th</sup>.

## **Approval of Minutes:**

Motion and second to approve 2018 homeowners meeting minutes.

## **Board Member Reports:**

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

Reported the sale of one home on Scenic Court and another being rented.

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

Not Present. Nothing to report.

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

Reported on disturbing activity of someone knocking on door at 11:30 pm. Person was identified as being known by police and living in log cabin around corner from neighborhood. There have also been reports of crews stealing unlocked and running cars as well as stealing items from unlocked cars.

Com Ed has replaced lines on Dilleys Rd and will be trimming trees in the spring. Recent large outage originated around Delaney Rd.

New roundabout (Wadsworth and Dilleys) construction will not begin until 2020. They are moving lines in the summer and still need to acquire land

Work to install new playground equipment in the park is complete.

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

Nothing to report.

### **Treasurer / Mike Kuzma / Randy Housner-**

Presented the actuals from 2018. Revenue exceeded budget and we collected on an existing lien from unpaid dues. Landscaping, pond maintenance, and mosquito abatement continued to be the largest expenses for 2018. We have approximately \$77,000 in the reserve fund which has doubled in the past 5 years. Need to maintain surplus in the event we ever need to dredge a drainage pond. The president has taken over the responsibility of issuing closing letters to reduce legal fees. Mike announced that he had to step down as treasurer and Randy Housner has taken over as acting Treasurer. Motion and second to approve 2018 budget.

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## **New Business:**

A question was asked about the status of refurbishing the mailbox hut and signs. Randy Housner volunteered to paint the hut and signs for the cost of materials.

Chris Orfan is relocating to Pennsylvania and cannot continue to serve as President.

Randy informed us that 9 month CDs at 2% were available at 5/3 bank, and we would be taxed on earnings. Motion and second to approve that we would put \$50,000 of the budget reserve in a CD.

## **Board Elections:**

Elections for Secretary and Vice President were open. Additionally, needed to fill positions for President and Treasurer.

Randy Housner had already volunteered to fill position of Treasurer.

Zankha Patel volunteered to fill position of Vice President.

Chris Kirkham volunteered to fill position of Secretary.

Kevin Lung volunteered to fill position of President.

The nominations were accepted, motioned, and approved.

## **Adjournment:**

With no further business to discuss, the meeting was called to adjourn at 8:11 pm