

February 7, 2008 JKCA Meeting
17950 W. Route 173
Wadsworth, IL

Board Members Present: Gail Jones, Glenn Scott, Brian Paquette, Kelly Seider, and Lori Kendrick

Association members including the 5th Board Member were properly represented either in person or by proxy.

Joel Sieder called the meeting to order and the motion was seconded by Kelly Sieder and approved.

Opening greeting by Gail Jones included the following topics:

1. Mail Box Building Damage and plan for repair with insurance proceeds.
2. Minutes of prior Board Meeting presented and approved.

Finance: Presented by Brian Paquette: Expenses and New Budget presented and approved. Handout presented to all in attendance and discussed in detail. Specific items discussed included:

1. Revenue received from mowing deficiency fines.
2. Amount of time for owners to build on purchased vacant lots moved to 3 years.

Motion to approve budget initiated by Matt Kendrick and properly seconded and approved.

Motion to approve minutes initiated by Joel Seider was properly seconded by Phil L. and approved.

Lot #25 – Presented by Glenn Scott

Alhem Builders and JKCA have been in litigation relative to this property's construction and a settlement is in process. While the prior Board provided preliminary approval for the design and structure, final approval was never provided and the Board objected to the current color and style of brick on the outside surface of the house. The settlement is that stucco will be accented to the brink and full landscaping will be installed to continue within the covenants of the JKCA. Timing of completion of renovations is still undetermined, but a target was set as the Spring of 2008. While there was no judicial award for JKCA attorneys' fees, those fees should be offset by collections of fines from this builder. This builder has 3 more undeveloped lots in the neighborhood.

As of the date of this meeting, there were 15 unimproved lots ready for home construction and 3 homes for sale in the neighborhood.

Kelly Seider discussed the completion of neighborhood directory.

Gail Jones discussed 2 potential new committees; Social and Welcoming. Perhaps there could be a block party with cookout and games. Perhaps a golf tournament could be organized. Board is open to ideas for these types of matters.

Website is updated regularly and all are encouraged to visit it for the latest neighborhood information. Newsletters will no longer be mailed but they will be posted in the website.

Gail Jones: Welcomed new Secretary, Lori Kendrick

Pond Maintenance and long term study of ponds is ongoing issue as they are not only for environmental purposes but also for fire protection. Workshops for chemical treatments are available for attendance. Vendor is Integrated Lakes Maintenance and natural plant material will be reviewed. Lawn fertilizer is negatively affecting pond's viability. Also looking at possibility of insurance for ponds.

Discussion of hiring professional management company to manage JKCA was held. Duties would include fee collection and notice requirements, budgeting and bill preparation. They would also notify violators and handle enforcement procedures. Board is merely in exploration phase of this process.

Board member compensation is not available, and it is difficult to recruit Board members. The proposed management fee is \$175 per month.

Power outages: Checked with Com Ed and noted that it should be temporary.

Garbage: Asked residents to cover trash to defeat wind issues.

Vandalism: Some minor vandalism and other minor criminal activity have been reported and police notified.

Coyotes: Seen in neighborhood and have not been known to cause damage.

Board Members were elected for next term, properly motioned, seconded and passed. Cannot waive dues for Board Members under current Articles of Incorporation.

Lot #27 has no legal easement for mailboxes, but no title difficulty known to date as mailbox was on site prior to home construction.

Motion to adjourn meeting was properly made, seconded and passed.