

Jonathan Knolls Community Association
Minutes of the Annual Meeting
February 23, 2006

The Annual Meeting of the Jonathan Knolls Community Association was convened on February 23, 2006 , 7:00 pm at 17950 W. Route 173, Wadsworth, Illinois. Three members of the Board of Directors were present: L. Mark DeAngelis - Lot 18, Brian Guthrie - Lot 42, and Brian Paquette - Lot 48. Fifty (50) Association members (Lot Owners) including the three Board members were represented either in person or by proxy (see attached voting and attendance log for names and lot numbers).

A quorum was declared and the meeting was called to order.

The first order of business was the election of two new board members. Scott Pocius was nominated for secretary. The Association considered, moved, seconded and adopted Scott Pocius as Secretary. Glenn Scott and Gail Jones were nominated for Director at Large. The Association considered, moved, seconded, and adopted Glenn Scott for Director at Large.

Oral introductions of each Lot owner to the Association.

The next order of business was the review of the annual budget by Brian Paquette (Treasurer). The financial operation of the Association came in under the anticipated budget. Brian Paquette presented the proposed budget for 2006. The Association considered, moved, seconded, and adopted the budget for the next fiscal year.

The next order of business was to change the Association's corporate status from a for-profit Illinois corporation to a non-for-profit Illinois corporation. The Association considered, moved, seconded, and adopted the Jonathan Knolls Community Association corporate status as non-for-profit by Fifty (50) votes in favor (see attached voting and attendance log for names and lot numbers).

The next order of business was to adopt By-laws for the Jonathan Knolls Community Association. The Association considered, moved, seconded, and adopted the By-laws by Forty two (42) votes in favor (see attached voting and attendance log for names and lot numbers).

The next order of business was to adopt new covenants for the Jonathan Knolls Community Association. The Association considered, moved, seconded, and adopted the new covenants by forty two (42) votes in favor (see attached voting and attendance log for names and lot numbers). with the following changes:

Change #1: (Exhibit C-Architectural Plan Guidelines)

Page 29: (was) Siding and trim samples and color chips. All siding shall be either redwood or cedar planking horizontally. All color shall consist of transparent stain.

(changed to) Siding and trim samples and color chips. All siding shall be either redwood planking laid horizontally, cedar planking laid horizontally, or a siding material that has ARC approval. All color shall consist of transparent stain.

Change #2: (Exhibit C - Landscape Plan Guidelines)

Page 29: (was) Shade trees are limited to Greenspire Linden, Pin Oak, Red Oak, Burr Oak, Hickory, Red Maple, Sugar Maple, Autumn Purple Ash (2.5 - inch diameter minimum).

(changed to) Shade trees are limited to Greenspire Linden, Pin Oak, Red Oak, Burr Oak, Hickory, Red Maple, Sugar Maple, Autumn Purple Ash (2.5 - inch diameter minimum) or any other tree species upon ARC approval.

The next order of business was to review a draft of the of the Homeowner's Handbook Rules and Regulations and Information for The Jonathan Knolls Community Association. A copy of this booklet was distributed to Association members for prior review. The Association had an open discussion regarding topics contained in the booklet such as:

- The speed limit within Jonathan Knolls
- Outdoor parking of vehicles
- Outdoor storage
- Firewood storage
- Open garage doors at night
- Auto repair within garages
- Garage sales
- Recreational equipment
- Fines

Comments by the Association on these topics shall be considered in the final Homeowner's Handbook Rules and Regulations and Information for Jonathan Knolls Community Association publication by the Board of Directors.

The meeting was adjourned at 11:30 P. M.

Minutes recorded by:

Scott Pocius

Secretary

Jonathan Knolls Community Association