

Jonathan Knolls Community Association Meeting

Date: November 2, 2008
Time: 6:30 PM
Location: 17950 W. Route 173
Old Mill Creek

Board Members Present: Gail Jones, Glenn Scott, Brian Paquette, Kelly Seider, Kevin Orfan

Attendance: 15 homeowners, including Board Members and 2 homeowners properly represented by proxy – total 17

Minutes:

Meeting called to order, motion seconded and approved

- Gail - welcoming comments, introduction of board members, introduction of homeowners, call for proxies
- Kevin – review agenda for meeting

Guest speakers

- Tim Preuss, Wildlife Biologist, Lake County Forest Preserves – presentation on wildlife management with emphasis on coyotes
- Keith Gray – Integrated Lakes Management, Inc. – presentation on pond maintenance

Distributed minutes from February 7, 2008 JKCA meeting, motion to approve initiated, properly seconded and approved

Introduction and discussion of JKCA management options - Kevin/Brian

- Board led discussion of roles and responsibilities of board members, estimated hours of service, challenges with recruiting new board members, liability and continuity concerns
- Proposed two options for discussion and consideration by homeowners:
 1. Waiver of annual dues for board members
 - Board members stated that this was not their preference
 - Would require amendment of by laws with 2/3 vote
 2. Hiring of a management company to perform Associations' finance and administrative duties
 - Board members supportive of this option
 - Reviewed management services proposals by Taylor Management and Sterling Management
 - Majority consensus required, motion to vote approved and seconded
 - 16 votes in favor, 1 opposed – approval to hire a management company on a month to month basis to start, with expenses not to exceed \$2,000 per year
 - Sterling Management preferred option, but Board asked to consider other companies, including Kaelmer Management Company prior to making final decision
 - Amendment to by laws not required, will become part of budget, which will be voted on separately

Finance- Budget Review – Brian

- \$20M in bank, outstanding issues with 3 delinquent, 1 lien, needs to be updated, 4 years past due, filing lien on second property
- Fine payment pending from Alim builders of \$7000
- No outstanding liabilities
- Budget proposal for 2009 – included provision for management company, added budget item for block party, presenting balanced budget
- Move to approval – Roy, second, Joel, vote, all in favor, no ascensions

ARC Update – Glenn

- Recognition of new committee member – Ted Ramai
- Discussion of current ARC proposals, several misc proposals being reviewed
- 62 lots, completed 47, 12 open, 3 under construction, 7 homes for sale
- Alim builders lawsuit – agreed to changes to house, landscaping plan, lawsuit will be dropped upon completion, lien will be placed on property (\$7400), builder owns 3 additional lots, in discussions with Alim regarding house plans – Roy made suggestion to send notice to realtor of potential lien, also check on possibility of bonding over lien
- Question – Steve Schostok, does board have any influence with village to prevent Alim from getting a building permit?

Social Events Update – Kelly

- Discussed block party, plan to do again in 2009
- Notification of JKCA website and online newsletter
- Planning underway for holiday walk – if interested e-mail or call Kelly

Open Board Positions - Gail

- Reviewed rules for voting, opened Vice President and President positions for nominations, no new nominations
- Nomination and second for vote for Kelly Seider for position of Vice President – 16 votes for, no votes opposed
- Nomination and second for vote for Gail Jones for position of President – 16 votes for, no votes opposed

Recognition and presentation of gift certificate to Joel Seider for website development and support work

Request from Joel – need additional participation, consider e-mail survey, please submit articles to Kelly for newsletter

No questions, concerns or any additional new business

Motion made, seconded and passed to adjourn meeting @ 9:10 PM