

Jonathon Knolls Community Association Annual Meeting

Date: November 9, 2009
Time: 7:00 pm
Location: 17950 W. Rt. 173, Old Mill Creek, IL

Board Members Present:

Gail Jones, Glenn Scott, Kelly Seider, Brian Paquette, Angela Pann

Homeowners Present:

20 homeowners were present, including board members, as evidenced by the sign-in sheet available upon request. In addition, 6 homeowners were represented by proxy, also available upon request.

Call to Order:

Meeting was called to order by Gail Jones. Motion was seconded by Mr. Charles Harris.

Minutes:

Establishment of Quorum was approved. Motion to approve minutes from 2008 annual homeowners meeting was seconded and approved. New neighborhood directories were handed out.

Welcome remarks and introduction of the board was conducted by Gail Jones.

Homeowners introduced themselves.

Guest speaker from Hey and Associates regarding pond maintenance was absent due to family illness.

Financial Report was presented by Brian Paquette. The 2009/2010 budgets were reviewed. The 2009 budget was on track as planned. The main expenditures were mosquito abatement, pond maintenance, and landscaping. The reserve fund is healthy at this time. The 2010 budget was reviewed with no outstanding issues on the forefront with the exception of the upcoming pond treatment increase in order to alleviate the issues with the detention pond system within the neighborhood. Also legal fees were budgeted lower for 2010 due to settlement of outstanding issues. Discussions included contracts for 2010, procurement of outstanding association dues, and the necessity of mosquito abatement. Motion to approve the budget was initiated, properly seconded and approved.

Architectural Review Committee Report was presented by Glenn Scott. Currently, of the 62 lots in the subdivision, 6 homes are listed for sale, 12 lots are vacant, and 0 homes are under construction. The outstanding lien has been placed and moved forward.

Secretary Report was presented by Angela Pann. Discussion and agreement was made to research various options regarding entrance sign maintenance and possible street sign replacement.

Special Report on Pond Maintenance was presented by Gail Jones. It is determined that the delegation of responsibility of pond maintenance is held by The Association. After extensive research, it was decided that Hey and Associates will be hired by JKCA to provide weed management and native buffer installation for the detention ponds in the subdivision. It was determined that preventative maintenance will help to repair current damage to the ponds due to natural and artificial deterioration in order to provide adequate drainage for storm run-off and fire protection. This proposal is a 3-year process per pond, beginning with those ponds most in need of this service: ponds# 4, 7, and 8. Maintenance on the remaining ponds will begin once the initial program is underway so as to stagger the cost over a period of time. The association will assess progress and move to vote if acceleration of the program is necessary. Homeowners were urged to protect the health of our pond system by reducing phosphate output found in most fertilizers, installing rain gardens, and planting more native plants with healthy root systems. The “pond” on lot 47 is not included in this proposal as it is considered “wetlands” and not part of the subdivision’s drainage system.

Vice President’s Report was presented by Kelly Seider. The new neighborhood directories were updated and passed out. The Friday socials were discussed and volunteers sought to organize for 2010. Please refer to the JKCA website for neighborhood information and updates.

New Business/Questions/ Comments:

Post “No Outlet” signs at the corner of Jonathon Knolls/ Orchard Bluff toward end of cul-de-sac?

Pavement issues were addressed this summer to fix the road first, and then fix the shoulder. Gail Jones will address this with the village.

Management Company Update was presented by Brian Paquette. The transition of administrative, billing, and collections to Sterling Management was smooth and will continue into 2010.

Board Elections:

The Secretary position has been appointed and filled through next year’s meeting by Angela Pann. Open positions include Treasurer and Director at Large. By unanimous decision, Lewis Jones will join the Board of Directors in a transition capacity.

Adjournment:

With no further Association business to discuss, a motion was made by Gail Jones to adjourn the meeting at 8:42 pm. The motion was seconded by Jim Gauger and unanimously carried.

