

September 10, 2003 Annual Meeting Minutes

Board Members in attendance: B.J. Lambke and Bruce Church

Sign in and Handouts were passed out. These included the Agenda, (2) Budget handouts and the current address list and subdivision map.

At 7:10PM the meeting was called to order by President B.J. Lambke.

A motion to accept the minutes of the last annual meeting as published was moved and accepted by all attendees.

Introduction of the attendees.

Set date of next Annual Meeting on September 15, 2004 at the Warren-Newport Township Library.

Agenda Items were discussed next.

Mosquito Abatement Program – The Board is looking for feedback as to whether they should extend the application program through Labor Day. They will look at the budget. Also a committee was formed to investigate the cost of the Carbon Dioxide Mosquito machines to recommend the feasibility of each homeowner having one and maintaining it on their property. The committee chairperson is owner of Lot 18 – Mark DeAngelis.

Landscape Maintenance – Going along per contract. They also took down the big sign located on 41 and installed the Private Property – No Trespassing signs at no extra charge. Board is getting budget quotes for further improvements such as mulch of entrance beds and improving the aesthetics of the Dilleys entrance sign. The frontage of the empty lots where there is no construction are being maintained by the landscapers however the lots under construction should be maintained by the owners or the builders. The landscape contract will go out for bid again.

Biological Services takes care of the algae on all common area ponds. The pond on Lot 47 and closest to Dilleys Road is not a common area pond.

High Speed Internet (Broadband) – Our current choices include Dial up or Satellite. A company called DB3 is trying to wire all of Lake County. The Board suggests that the Broadband Committee members (Joel Seider, Jim Wilson) investigate the cost and operation of our own hardware. Van Zelst Landscaping was approached regarding the use of their tower for this purpose. Connie Lambke volunteered to be on the committee also.

ARC report- Lots that are in violation were discussed. They include lots 24, 7, 48, 53, and 10. The explanation of Lot 56's driveway and Lot 41's garage were explained. Ways of handling such situations were discussed and some options may be added to covenants (i.e. Arbitration Clause). Giesla LoPiccolo said she would like some type of notice for exceptions that are made to the covenants. Bruce Church said every homeowner has the right to question the A.R.C. regarding its decisions. Just give us a written request and we will explain why we (the A.R.C.) make the decisions we do.

By-Laws, Covenants, Rules and Regulations- The BOD is in the process of having our counsel review our By-Laws, Covenants, Rules and Regulations for consistency within our documents and consistency with Illinois Law. When complete, we will be mailing the revised documents to all landowners for approval.

Budget- The Budget Y-T-D and Budget Outlook were given as handouts and discussed. Discussion of whether or not to go onto a retainer program with the lawyers was addressed. The budget needed to be voted on however attendance did not allow a quorum.

Election of Officers - Attendance did not allow a quorum but two nominees were announced Mr. Mark DeAngelis and Mr. Brian Paquette.

8:55PM – End of the meeting and motion to adjourn