

Jonathan Knolls Homeowners Meeting

Date: Wednesday, February 03, 2021
Time: 7:00 pm
Location: Via Zoom Web Conference

Board Members Present:

Kevin Lung (President), Zankha Patel (Vice President), James Papierniak (Director at Large), Randy Housner (Treasurer), and Lorelee Horn (Secretary)

Roll Call / Call to Order:

Meeting was called to order at 7:08 pm. Quorum was met with 18 homeowners present on the virtual platform and 2 homeowners represented by proxy.

Approval of Minutes:

Motion and second to approve 2020 homeowners meeting minutes.

Board Member Reports:

President / Kevin Lung -

Reported the sale of two homes and one lot: one home on Scenic Court, one home on Orchard Bluff, and one lot on Orchard Bluff.

Vice President / Zankha Patel -

Nothing to report.

Director at Large / James Papierniak -

Ice dams update: IDOT dredged both sides of Kelly Rd and Hwy 41 and dug a trench.

As a result, there has been a noticeable decrease in ice dams in this area. **Village**

updates: A new village administrator is expected to be onboard by Q2 of 2021. The

Village has purchased a new snow removal vehicle; it was expected to be back in

service after necessary repair work by 2/4. A reminder was provided for those who

access the snow hill near Village Hall to not park near exits for the trucks (signage

forthcoming). **Construction updates:** The Wadsworth and Dilley's roundabout has

been completed. Entrances near local businesses (The Shanty/Porky's) have been

improved with no new work expected for ~3 years. No new 2021 projects are planned.

ARC update: There was one project submission in the past year (solar panels at Lot

38). A reminder was provided that all work MUST be submitted for approval per JKCA

covenants.

General updates: Tim Reust provided a pond update. The goal of our current maintenance plan is to extend life, identify and control invasive species, monitor shorelines for erosion, and maintain water conveyance along baselines. The best damage prevention measures are limiting pathways down to all ponds and avoiding use of phosphorous fertilizers in the area. Cost estimates for pond dredging is ~\$80k. The need is not immediate, but is based on silt levels, so Tim will follow up with maintenance staff on a timing estimate of when they might require dredging. Community concern was reiterated around the lack of a right hand turn lane onto Kelly Rd. Board will provide link to IDOT request form that residents are encouraged to submit, James will engage the

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Village once a new administrator is in place, and Board will continue to explore stronger escalation options for this safety concern.

Treasurer / Randy Housner-

Presented the actuals from 2020. Approximately \$7k was contributed to the reserves with no new capital expenditures planned for 2021. Landscaping, pond maintenance, and mosquito abatement continued to be the largest expenses and are projected to be the same in pricing as the previous year. We have approximately \$93,000 in the reserve fund, which is necessary to maintain in the event we ever need to dredge a drainage pond. Alternatives to the ~\$500 yearly electric expense for light at the mailbox hut will continue to be explored. Wood signage replacement will likely be on the radar in the next 2-4 years; Board to connect with The Willows subdivision on their recent replacement to see if we can begin research/bid collection on options. Board will also pursue quotes on dead tree/plant clean up for select areas near the Dilley's subdivision entrance. Motion and second to approve 2021 budget.

Secretary / Loralee Horn -

Nothing to report.

New Business:

A resident raised an issue regarding an ongoing noise concern at a nearby property - the issue includes year round excessive noise, unnecessarily poor outdoor etiquette and possible violations of JKCA construction covenants. Discussion took place around remedy recommendations for these types of problems and what our community guidelines include about noise/nuisance behavior and related consequences. Board will connect with new Village Administrator for recommendations for ongoing issues and will also plan a community email reminder for the April/May timeframe (as the weather turns) on respectful outdoor behavior and noise etiquette within Jonathan Knolls.

Board Elections:

Due to the upcoming relocation of Zankha Patel, current Vice President, elections for this position were opened. Kimberly Pigeon volunteered to fill the position of Vice President.

The nomination was accepted, motioned, and approved.

Adjournment:

With no further business to discuss, the meeting was called to adjourn at 8:13 pm.