

Jonathan Knolls Homeowners Meeting

Date: Tuesday, March 1, 2022
Time: 7:00 pm
Location: Via Zoom Web Conference

Disclaimer: Due to the ongoing COVID pandemic, the annual meeting was conducted virtually again this year.

Board Members Present:

Kevin Lung (President), Kimberly Pigeon (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 7:03 pm. Quorum was met with 25 homeowners present on the virtual platform and 2 homeowners represented by proxy.

Special Presentation:

Kathleen Graham provided a brief overview of Flock Safety's solar powered, LTE enabled video surveillance program, as JKCA explores neighborhood security options.

Approval of Minutes:

Motion and second to approve 2021 homeowners meeting minutes.

Community Updates:

- Open discussion took place regarding security options for the subdivision, especially at areas such as entrances and the mailbox hut. Resident suggestions included:
 1. *Gates at the mailbox hut entrance.* Logistics of this TBD, but the Board will gather a quote from Wilson Railing.
 2. *Gate entire community.* Logistics of this present challenges and resident preference is not unanimous on gating in general. Cameras are preferred.
 3. *Moving mailbox hut to a more central location within Jonathan Knolls.* This option could be feasible in the long term.
- Open discussion took place regarding the recent tampering of panels in the mailbox hut. An incident report was filed with the Lake County Sheriff. The Board shared fix options (and applicable price quotes) to rectify the situation. Consensus and community vote was to replace the current mailboxes with more rugged, sturdier models. The Board will take action to immediately replace with new models (approximate cost is \$14k), while filing an insurance claim to cover the cost of the replacements (deductible is \$1k).

Board Member Reports:

President / Kevin Lung -

Reported the sale of eight properties over the past year - nearly double that of previous years.

Vice President / Kimberly Pigeon -

Nothing new to report.

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Director at Large / James Papierniak-

General updates: Residents should report any dim streetlights to ComEd.

Pond updates: Pond maintenance was revisited - while there is likely several years until the subdivision ponds will require dredging, consensus and community vote was to have a pond measurement survey / dredge report performed. Current provider has quoted approximately \$3500 for this survey; the Board will work to gather two additional quotes.

Landscaping: Several Board members have been gathering landscaping quotes, in an effort to clean up and beautify subdivision entrances. Consensus and community vote was to invest in landscaping in 2022 - the project (cost estimate of \$7k) will include install of floral, shrubs and mulch in these spaces.

Treasurer / Randy Housner-

Presented the actuals from 2021. Capital expenditures planned for 2022 include the newly voted on landscaping and pond survey / dredge report. General landscaping, pond maintenance, and mosquito abatement continue to be the largest expenses and are projected to be the same in pricing as the previous year. Motion and second to approve 2022 budget.

Secretary / Lorelee Horn-

Nothing to report.

Board Elections:

Due to the long term service of Kevin Lung, current President, and relocation of Lorelee Horn, current Secretary, elections for these positions were opened. Jim Gauger volunteered to fill the position of President; Kevin Lung volunteered to continue to serve and fill the position of Secretary.

The nominations were accepted, motioned, and approved.

Adjournment:

With no further business to discuss, the meeting was called to adjourn at 9:07 pm.