

# Jonathan Knolls Homeowners Meeting

Date: Tuesday March 28, 2023  
Time: 7:00 pm  
Location: Newport Fire Station, 39010 Caroline Ave., Wadsworth, IL

## **Board Members Present:**

Jim Gauger (President), Kimberly Pigeon (Vice President), Randy Housner (Treasurer), and James Papierniak (Director at Large), and Kevin Lung (Secretary)

## **Roll Call / Call to Order:**

Meeting was called to order at 7:08 pm. Quorum was met with 21 homeowners present and 12 homeowners represented by proxy. Brief introductions of all board members and owners.

## **Approval of Minutes:**

Jim made a motion, seconded by Mike Kuzma, to approve 2022 homeowners meeting minutes and all actions taken by board since previous annual meeting. Motion passed unanimously.

## **Community Updates:**

Jim led discussion of Mail Hut vandalism / theft that occurred in January. All 4 mailboxes were replaced with more secure, reinforced units which were covered under our insurance aside from the \$1k deductible.

The entranceway at Dilleys Road was refurbished with new plants and mulch. The Kelly Rd. entrance has more dead trees which will need to be removed.

Earth Day cleanup resulted in 15 bags of trash removed from the neighborhood.

Faux cameras were installed as part of a low cost measure (<\$45) to deter theft at the mailbox. The board received a complaint that they were installed without the full approval of the neighborhood during our previous annual meeting, so they were removed. The Board engaged with council to determine what rights they did and didn't have and to determine the voting rights of home owners as established by their property deeds and as written in the bylaws. Voting rights from non-deeded home owners must be established by proxy as a Power of Attorney if not sufficient unless the owner is incapacitated.

## **Board Member Reports:**

### **President / Jim Gauger -**

We still have 12 open lots. The Welcome Committee was brought back by Angie Pann and Ann Kellerhals. The Board met quarterly since the past annual meeting.

### **Treasurer / Randy Housner-**

Presented the actuals from 2022. The higher than unusual revenue (\$26,400) was a result of receiving 5/6 collections that were overdue from previous year. Primary recurring expenses are for mosquito abatement, pond treatments, and landscaping. Treatments for mosquitos occur most Fridays from Memorial Day through Labor Day. The pond treatments occur ~3x per year (~\$8k) and include managing the vegetation around the ponds to prevent silt from eroding into the ponds. It also includes rotating algae treatments and mosquito pellets. It was also requested that we get a quote for muskrat control if they continue to damage some of the ponds.

The landscaping service is for the weekly cutting and spring/fall clean-up around the entranceways and the edges of the unimproved lots. The supplier from the previous year

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increased rates substantially owing to gas surcharge. We are switching to a new supplier for 2023 which should save ~\$3k.

## **Vice President / Kimberly Pigeon -**

Nothing to report.

## **Director at Large / James Papierniak -**

Nothing to report.

## **Secretary / Kevin Lung -**

Nothing to Report

### **New Business:**

Jim reported that 39799 Jonathan Knolls Ln (Hood house) has erosion around the drainage pipe to the pond. Board has volunteered to do our own labor requiring only the cost of the rock to fill-in for repair. This type of repair was done once before at the pond near the park about 12 years ago, but it was contracted out as the damage was much more significant and the pipe had to be reset.

Kim and James reviewed options for improving security at the Mail Hut after an attempted theft from one of the boxes. The box remained secure, but there was damage to the master door and lock. Quotes for a fence with gate were presented as follows:

Option 1: \$5400 (Electronic Entry Systems)

Custom made wrought iron gate with a manual key code (unpowered).

Option 2: \$7300 (Wilson Railing)

Ground to Ceiling black painted narrow spindles with mechanical lock set.

Questions were raised about how we would ensure no one could become trapped behind gate if lock system failed. There were concerns about how we would deal with snow build-up around the gate and if the cost is worth it. There were questions about whether the hut (or multiple huts) could be moved to a more central part of the neighborhood or if we could have individual mailboxes at each residence. The sheriff said individual boxes have been targeted as much or more than group boxes. Any of these options would require rewriting the covenants requiring 2/3 owner approval and significant legal fees. There would also be the issue of dealing with who owns the parcels of land that the hut(s) would be moved to and how we would get ownership or easements to build on the property. There were also questions about putting up neighborhood watch and no solicitation signs. Jim stated that the Village has previously said that preventing solicitation is not enforceable at this time. Jim made a motion to fix the damaged door but not take on any additional project unless additional vandalism occurs, at which time a special meeting would be called. It was seconded by Troy and approved unanimously.

Jim led discussion about bathymetric study (~\$3500) to determine the level of silt that has accumulated in the ponds. The ponds were built to an original depth of 10 ft and the study would allow us to determine the new depth and how much silt has accumulated over the past 20 years. This would ideally give us an estimate of how many more years it might be until the ponds need to be vacuumed or dredged. Dredging can be as high as \$100k per pond. Vacuuming could be more affordable, but we would also need to determine what becomes of the silt that is removed. There was a question about the purpose of the ponds, which is primarily to control flooding and drainage to the wetlands on the other side of Highway 41, but

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they also serve as an alternative to hydrants for the fire department. Motion was made to approve the study but then tabled to be covered as part of 2023 budget.

Earth day clean-up of the neighborhood is scheduled for April 22<sup>nd</sup>.

James led discussion about fences in the neighborhood. The only fences that have been approved have been to surround tennis courts and pools. The concept of the neighborhood is the same as The Willows in that they are meant to be open spaces with no fences unless otherwise required by building code. A question was asked about the use of temporary fences, deer fences, or nets for gardens which James said are okay, but all permanent fences are at the discretion of the Architectural Review Committee. A vote was taken on continuing to not allow fences per the current policy, and all were in favor.

Jim raised a question was about updating the CC&Rs and Bylaws to clarify the wording of items like fences and approved building materials. The quality of non-natural materials like Hardie board siding and other synthetic decking have greatly improved in the past 20 years. Updating the documents would require working with an attorney and 2/3 owner approval. An amount is budgeted, but further study from a committee will be required.

Randy led discussion about budget changes for 2023.

Request for signage repair or replacement at both entrances (previously touched up by Randy), improved landscaping at Kelly Rd entrance including tree removal.

Mailbox security fence will be removed as a line item (\$10k), but the door repair and lock replacement will fall under maintenance.

New landscaping provider will save \$3k from budget.

Legal fees have been spent to date. The covenants have not been updated since 2006. Adding \$5k to cover the potential updates to covenants.

Miscellaneous Improvements (\$3k) include items like stone for drainage. Signage for video surveillance and neighborhood watch would fall under misc improvements. A vote was taken to approve the installation of signage but "No Solicitation" was opposed. It was discussed that the Misc Improvements budget is intended as a discretionary amount to be used by the Board for any misc improvements and as such do not require approval by the owners, but the vote about signage was taken to get a general consensus of community desires.

Pond treatments will be \$3680 and provided by Hey and Associates. We are looking for multiple quotes for the bathymetric survey.

A question was raised about whether broken street lamps were covered under misc improvements. James stated that they are taken care of by ComEd and that they have also been improving the power lines on Dilley Rd which should hopefully result in fewer outages. Motion by Phil to approve proposed budget with revisions for mailbox security, legal fees, and pond treatments which was seconded by Eric.

Approved unanimously.

James made reminder to submit any proposed changes to property and landscaping to the ARC including notifying of any like for like maintenance (such as replacing shingles or repainting with similar color). Also stated that there is no parking of trailers or RVs for more than 3 days, nor parking on the roadways for extended periods of time.

There was a comment about speeding in the neighborhood and whether there has been discussion about putting up speed limit signs. James said that it is governed by the county and village though the covenants state that speed limit through subdivision is 25 mph. Any issues should be reported to the sheriff.

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## **Board Elections:**

Nominations for positions of President, Vice President, Treasurer, and Secretary were opened. Randy said the cost to outsource the financial functions of the Treasurer position is estimated at ~\$5k

Troy Durst volunteered to fill a position.

Phil Lo Piccolo volunteered to fill a position.

Eric Eastep volunteered to fill a position.

Aurelio Lee volunteered to fill a position.

James Papierniak agreed to stay on the Board.

The nominations were accepted, motioned by Wayne, seconded by Major, and approved unanimously

Jim made motion to approve 2022 minutes and decisions of the Board up to this point, seconded by Eric, and approved unanimously.

## **Adjournment:**

With no further business to discuss, the meeting was called to adjourn at 9:08 pm