

Jonathan Knolls Homeowners Meeting

Date: Thursday, March 21, 2024
Time: 6:00 pm
Location: Newport Fire Station, 39010 Caroline Ave., Wadsworth, IL

Board Members Present:

Troy Durst (President), Phillip Lo Piccolo (Vice President), Eric Eastep (Treasurer), and James Papierniak (Director at Large), and Aurelio Lee (Secretary)

Roll Call / Call to Order:

The meeting was called to order at 6:08 pm. A quorum was met with 20 homeowners present and 9 homeowners represented by proxy. Brief introductions of all board members and owners.

Approval of Minutes:

Troy made a motion, seconded by Jim to approve 2023 homeowners meeting minutes and all actions taken by the board since the previous annual meeting. The motion passed unanimously.

Community Updates:

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 9 bags of trash removed from the neighborhood.

Troy recapped his visit to lot 3 and the conversations about trash and other nuisances. The board scheduled a hearing with the homeowner however the homeowner could not attend. The lot was fined \$100 for violations and the homeowner paid the fine and the condition of the lot has improved. Lot #19 was also fined \$100 for not keeping their lot properly landscaped, the fine has not yet been paid and the unit owner has been notified they are in jeopardy of having a lien November Wine Walk was a success with 25-30 homeowners participating, The Eastep's catered Indian wines and cuisines, The Durst's - Argetntina and Philiip and Kim - Italy.

Pillip brought up encouraging all homeowners to visit the Lake County County Clerks Office website to check on property mortgage fraud. Homeowners are encouraged to sign up for FREE property alerts on the Clerks website - www.lakecountyil.gov/2350.

After many years of service, Jim Papernick has stepped down from the Board but will stay on with the ARC Committee. Tom Hinde volunteered to replace Jim on the Board and was unanimously approved.

Eric is looking into other banking options for e-payments of annual assessments.

Board Member Reports:

President / Troy Durst -

We still have 12 open lots. The Welcome Committee was brought back by Kim Pidgeon and Jennifer Eastep. The Board met quarterly since the past annual meeting.

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Treasurer / Eric Eastep-

Presented the actuals from 2023. There was a savings in 2023 of \$6,062.53 due to not moving forward with pond depth analysis with Bathometrick, savings from a partial mosquito application and savings on legal fees as the HOA did not pursue updating the Decs, By-Laws, CC & R's ect.

2024 Budget draft was presented by Eric (see attached) motion to approve the budget by Troy, seconded by Jim and unanimous approval.

Vice President / Phillip Piccolo -

Nothing to report

Director at Large / James Papierniak -

Nothing to report.

Secretary / Aurelio Lee -

Nothing to Report

New Business:

Pond Study

Homeowner Tom Hinde led the discussion on the options available to the HOA for reducing pond dredging costs. Tom advised that a bacteria-based approach would be more effective and offer a more economical approach to pond maintenance. Tom will team up with Eric and Jim to do further investigating as to whether the bacteria option is viable. They will start in April with a drone/sonar boat to gauge the extent of the bioaccumulation in the ponds and advise the Board on the next steps and how this may impact the reserves and future budget planning.

Comment was made by Jim Gauger that the entrance sign to the subdivision should be updated.

A comment was made by Aurelio that costs to add solar lighting to the two entrance signs was about \$250 per entrance, these funds are part of the budget line item to update the signs and add lighting. Discussion around forming a committee to look at sign designs will follow.

Kimberley Pidgeon reported that she had spoken with Tomas Martinez Landscaping and had provided the Board with budget numbers to add mulch to the two entrances, move some plantings to new locations and to continue with his current common area cutting and maintenance contract. Kim will reach out to Tomas about adding flora around the mailbox hut and to add gravel to the Kelly Road entrance. Jim noted the HOA would fund the rental of a stump remover to grind out stumps in the common grounds and that homeowners should contact him to participate in removing stumps from their properties for a nominal fee.

Troy addressed the situation with 2 delinquent homeowners on their annual dues. One homeowner of lot #19 will be turned over to KSN the HOA attorneys for the lien process and the other owner of lot #1 will be given until December 31 to bring their account current or face the lien process. All legal fees will be added to the homeowners' assessment account. An additional fine/late fee of \$100 per annum will be assessed on any lot not current by 12. A motion was made by Troy to approve the late fee and seconded by Jim and approved with unanimous approval.

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Earthday this year is scheduled for Saturday, April 20 @9am with a contingency day of the 27th.

The Board also is looking for feedback on additional social activities for the association and their families as well as updating the HOA website.

Board Elections:

Nominations for positions of President, Vice President, Treasurer, and Secretary were opened.

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.

Tom Hinde volunteered to fill a position.

The nominations were accepted, motioned by Jim, seconded by Kim, and approved unanimously

Jim made a motion to approve the 2023 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 7:42pm