

Jonathan Knolls Homeowners Meeting

Date: Tuesday, April 22, 2025

Time: 6:00 pm

Location: Newport Fire Station, 39010 Caroline Ave. Wadsworth, IL.

Board Members Present:

Troy Durst (President), Philip LoPiccolo (Vice President), Eric Eastep (Treasurer) and Tom Hinde (Director at Large).

Roll Call / Call to Order

The meeting was called to order at 6:10pm. A quorum was met with 16 homeowners present and 5 homeowners represented by proxy. Brief introductions of all board members and owners.

Approval of 2024 Minutes:

Troy made a motion, seconded by Kimberly Pigeon to approve 2024 homeowners meeting minutes and all actions taken by the board since the previous meeting. The motion passed unanimously.

Community Updates:

- Troy referenced 5 houses sold and one new build in process. (2-Orchard Bluff, 1- Scenic – 1 Hill Grove).
- Discussion on website update with CTS for website. Discussion on using for due payments vs. post cards, can now post minutes, community events, covenants-by-laws. This can all be done without paying CTS for such updates.
- Violations addressed last year for trash cans, grass cutting fines have all be resolved.

Board Member Updates:

President / Troy Durst-

- Earth Day – April 26th 10:00 am.
- Discussion of board members 2-year terms are over motion to retain current board – James Papierniak approved, seconded by Wayne Stoll.
- We must replace Secretary, question was posed do we need 5 board members, can 1 person hold two positions. Troy will talk to lawyers about covenants -by-laws.
- HOA fees will remain the same at \$400.
- Moving forward annual meeting notices will be sent out between Jan. 15 – Feb. 15th via email & website. The board is trying to eliminate postcards. Motion approved by James Papierniak, seconded by Kevin Lung.

Vice President/ Philip Lo Piccolo –

Nothing to report.

Treasurer / Eric Eastep

- Presented the actuals for 2024 in comparison to year 2023- \$6231.23 under budget.
- Reserve has gone from \$2657.87 to \$8057.53
- Lien has been put 19 for past due HOA dues. Lien to be placed on Lot 1 in 2025 if account balance is not paid.
- Mosquito treatments received credit for 3 treatments only 2/5 were done.
- Suggestion from Kevin Lung that a GPS tracker be provided for this year.
- It was brought up by James Papierniak that on the Treasurers report that the T-bill interest isn't matching. (Eric will look at it.) There was a reply stating in error the new amount wasn't transferred and updated on the new report) This has been corrected.

Director at Large – Tom Hinde

- Discussed an approach to address bacteria in the ponds which are packets that are put in every week for the first 1-2 years. Tom will provide these initially until there is a marker of the effectiveness.
- Tom is also going to provide a boat to access the status of ponds and take measures to have markers to measure. He's going to ask homeowners with ponds in their yards to help put the pallets in.
- Tom is going to meet within the week a company to get estimates on replacing the lighting at the two entrances and mailbox with solar powered options.

Miscellaneous:

Ben Prozinski – recommended techsoup.com for many different software programs at reduced cost for non-for-profit organizations. Eric & Troy will look for applicable options.

Some community members mentioned they weren't receiving emails. This will be reviewed and updated.

Troy called for volunteers to fill the Secretary position. Major Foster volunteered. Motion to approved James Papierniak, seconded by Greg Waite.

James mentioned if anyone has electronic that needs to be disposed of he's aware of a non-profit company, anyone can reach out to James.

Adjournment:

With no further business to discuss, the meeting was called to adjourn at 7:55PM