



HOA Board meeting

Meeting came to order at approximately 6:40p.m.

In attendance:

HOA Board: *Bill Navigato, Dimuthu Tilakaratne, Michael Lauher, Elly Peirson; Fendi Effendi*

Homeowners: *Mia Effendi and Harold Adams*

- I. President's report –Bill invited attorney Harold Adams to assist with revisions to the covenants, by-laws, and other legal issues impacting the HOA. See more on Harold Adams's advice below.
- II. Treasurer's report
 - a. Michael Lauher tendered via email to the board his report. He orally amended his written report to add one expense. When he spoke to the insurance company they indicated that they thought we only had one pond, to cover both ponds in our policy, they increased our premium by \$184.
 - b. **Budget** - Michael circulated a proposed annual budget to board members for approval via email.
 - c. Elly Peirson moved to accept the Treasurer's report and budget.
 - i. Fendi Effendi seconded the motion
 - ii. Motion passed without opposition.
- III. Landscape Committee
 - a. Elly Peirson tendered the committee's Spring report to board members via email.
 - b. Presently the committee is planning improvements to lot 2070, the corner of Summerbrook and Ridge Creek (Boulder Corner). Elly tendered a design sketch and requested budget of \$5000 for the project based on estimates obtained.
 - d. Two bald cypresses already purchased will be planted 7/22/2020.
 - c. There is considerable vole damage in that area. Discussed traps or other methods of getting rid of the voles prior to planting the gardens.
 - d. Discussed naming the area, suggested coming up with three options and allowing homeowners to vote.
 - d. Discussed the Adopt A Tree program with a proposed budget of \$2500.

IV. Legal Issues

Harold Adams is a real estate and business/corporation attorney at Meyer Capel. Harold holds both graduate and undergraduate degrees from the University of Illinois. He graduated with distinction and a Bachelor of Arts in finance in 1993; three years later, he earned his Juris Doctorate. Harold went on to become a CPA in 1999. Prior to joining Meyer Capel, he was associated with a Bloomington-Normal law firm where he concentrated primarily on real estate, probate, and estate planning and small business law. See <http://www.meyercapel.com/harold-adams>. He lived in the Prairie Fields subdivision prior to moving here and assist them when they transitioned control from the builders to the homeowners.

a. **By-laws** - In order to amend the by-laws we need a majority of the homeowners votes, and proxy votes are allowed. Proposed amendments include:

- Setting the number of board members to no less than 3 up to 5.
- Staggered terms - Terms for board members shall be 1 year for two of the board members and 2 years for three of the board members, followed by two year terms, so that the board maintains continuity.
- Allow for electronic mail communication and voting between board members.

Michael Lauher moved to hire Harold to draft these proposed amendments.

Bill Navigato seconded the motion.

Motion passed without opposition.

b. **Covenants** – In order to amend the covenants, we need 75% of the owners for each phase. Their signatures must be notarized.

Discussion of potential modifications include:

- Removing builders from the Architechtrual Control Committee, Harold will ask if they would be willing to step down, otherwise we will need a 75% majority of the homeowners to vote them out.
- **Fence inconsistency** – discussed possible amendments to Phase II covenant to make it consistent with Phase I. Determined a survey of the homeowners is the best way to proceed. Elly will prepare survey and post on Facebook and via email to homeowners to determine interest. Three possible amendments include:

- Only ornamental iron or aluminum fences shall be allowed. However, homeowners who already have fences made from other materials (such as wood privacy fences) will be exempted.
- No restriction on fencing materials.
- Allow privacy fencing on lots that are adjacent to the subdivision's exterior perimeter, but require ornamental fencing on the interior lots that are adjacent to the commons areas.
- **Off-street parking** –
 - Prohibit overnight parking of vehicles in the street
 - Remove restitutions on parking
 - Add a fine for repeated violations of this covenant

Additional survey item:

- Naming lot 2070
 - The Keystone at Fieldstone
 - Boulder Corner Park
 - ???

c. **Rules** - Discussed implementing rules, such as swimming/canoeing and use of the ponds. Not prohibited by our insurance, but suggested the use of signs to inform individuals that no life guard is on duty, they swim at their own risk, etc.

d. Harold will also work on deeding the common area lots to the HOA from the builders, as this was likely not done.

Meeting adjourned at 9:15 pm

Annual meeting will be second week in November at the Savoy Recreation Center.