



Stonebridge Woods Homeowners Association  
Board Meeting Minutes

September 10, 2018

Meeting was called to order at 6:30pm

In attendance: John Principe, Bill Siemek, Michelle Moore, Anne Fischer and Tom Hahn.

June Minutes: The June minutes were emailed to members in advance. Tom made a motion to approve. Bill seconded the motion and the minutes were approved.

Old Business:

- a) Landscaping: Landscaping for the Parker entrances and the 2 medians were completed in July. A decision was made to wait on planting perennials in the medians until 2019 due to the time of year (mid-summer). Also, significant watering cost was incurred to establish the trees and the entrance plantings. The trees have a 1-year warranty and we will install a silt fence around the medians for winter protections against the salt spray etc.
- b) Fountains: The 2 fountains have been installed and are up and running. They are on from 8am – 8pm. The installation costs (trenching and wiring for electricity) for the fountains ran slightly over the initial budgeted amount. Due to this and the fact that Homer Glen is a dark sky community the decision was made not to install the lights. The fountains are “light ready” if in the future the Association decides to install them.
- c) The HOA website is almost ready to “go live”. We are working with a Website company who has helped us purchase and host our domain name at a good price. There was previous discussion in allowing assessments to be paid on-line via PayPal etc. The Board will be sending out a poll to the residents to determine the overall interest in this service. There will also be a private Facebook group setup for the HOA. Both the website and the Facebook page will be completed by the end of September.

Financial Update:

–Accounts Receivable (uncollected invoice assessments) was approximately \$17,000 at the adoption of the new Board. Treasurer has been working on collection of these invoices (as well as the billing of the new assessment period 7/1-12/31/2018) throughout the summer. As of this board meeting, the balance

is now just under \$7,000. Of this amount \$540 is from the most recent billing period and the remainder is from delinquent accounts. Of the highest amounts due, one neighbor is on a monthly payment plan and the other has not responded to board requests of payment after agreeing upon total amount due.

The HOA is now billing for all 71 lots within our subdivision. Tom Hahn's lots had been exempted during the development period and as that time frame has ended, he is being billed for and is paying assessment invoices for his remaining lots.

Interest expense has been issued on the 7/1-12/31/2018 overdue past invoices per our Covenant language requirements. Every outstanding account with unpaid balances has now been contacted at least once and more attempts to collect the final amounts will continue this fall.

The cleanup of the Balance Sheet is almost complete. The end of the year target is to have \$40,000 total Operating and Reserve Funds. We are using a cash flow spreadsheet to monitor cash flows and the Board is updated periodically with these numbers

The Treasurer would like to move Reserve Fund balance into a 7-month 2.15% CD at our bank, which would take us through to the Spring. We should not be needing to utilize this reserve in the near future and our operating expenses will also be winding down at the end of fall. A neighbor mentioned looking into online CD's that do not lock you in for a certain amount of time. The Treasurer will investigate these options now and in the future.

The Treasurer made a motion for the board to give her the authority to open this CD or other financial vehicles at our current bank or other reputable entities. It was unanimously approved.

The 2019 budget process has begun, and the Board will meet in October to discuss and finalize the budget prior to our next quarterly meeting in December. The distribution of this budget is targeted in early November. End of year Financial Statements will also be shared at the quarterly meeting.

#### New Business:

- a) Block Party: Alex Rheingans and Shannon Fortuny gave an update on behalf of the Block Party Committee scheduled for Saturday, September 22, 2018. On behalf of the committee Alex requested the Board to fund the block party expenses - \$350.00 - as they were kept to a minimum scale as was requested. The motion was unanimously approved by the Board.
- b) Garage Sale: The neighborhood-wide garage sale is slated for the first weekend in October. The dates are Friday, Oct 5<sup>th</sup> and Saturday, Oct. 6<sup>th</sup> from 8am – 2pm. Seven neighbors had expressed interest prior to the Board meeting and 1 additional neighbor signed up at the meeting. There will be signage displayed within the subdivision, at the Parker entrance and the entrance at 159<sup>th</sup>. Advertising will also be done in local papers and several on-line sites.
- c) New Lots Approved for Building: Currently 4 lots (lots 3,53,40 and 21) have submitted architecture design proposals/plans or have notified the Design Review Committee of their

intent to build. Currently 1 lot has been approved and 1 lot is in the architecture design review process.

- d) Design Review Manual Update Draft: The Board has reviewed the Design Review Manual has compiled a list of proposed changes/updates to the document. This document will be emailed to all residents before the end of September for their review and feedback. Once the feedback has been received the final changes will be made to the document and the updated manual will be redistributed via email to all residents, new construction owners etc. and the website will be updated. The language in the old manual will be in affect until the new one is approved. All current construction, architecture and landscape projects will adhere to the version.
- e) Vacant land for Sale: The HOA received notice that a vacant strip of land (#05-22-400-029-0000 Kensington Drive) was up for auction. This strip runs along the south end of the 5-acre wooded area that we own, and that Shady Oaks has usage rights. This real estate has an opening bid of \$600.00. The concern to the HOA is the potential of the Village of Homer Glen to possibly purchase this strip and thus allowing them access to the 5 acres nature preserve. There was a concern that they could create a public walking path. After discussion the Board decided not to make a motion to purchase this land as the amount of land is unbuildable and the public path concern slight.
- f) Update on proposed M&I subdivision: Anne Fischer reviewed the current information with regards to the proposed subdivision on the old Dunn farm on 159<sup>th</sup>. Several emails have been sent to the residents updating them as to the issues and current discussions between the Mayor, Planning Commission, Village Trustees and surrounding neighborhoods. As of now, M&I are resubmitting other plans and it is not on the agenda for the upcoming Village Trustee meeting. Anne will keep the residents updated as to any new information and proposed date for Village Trustee hearing/vote.
- g) Trees: East of lot 43 (the end of Lakewood Path) there are many dead trees are on our 5-acre wooded property. One of these trees had fallen on the homeowners property this year. Out of concern for more trees that might pose a danger, the homeowner has asked us to address this issue. We have an estimate to fell these trees on the wooded property in the Spring of 2019. We will be budgeting for this item and the homeowner will also supply an additional estimate for price comparison.

#### Members open Forum:

- a) Bike Path: The bike path by south side of the pond needs to be cleared of the mud buildup as it has accumulated again. Tom agreed to take care of it.
- b) Street Signs: Stop signs has been placed in the spots designated by the Village. Location to be decided for the 20 mph speed limit signs. Tom agreed to add white lines between the curbs at the corners where the Stop signs are located to add an additional visual for stopping.

- c) 159<sup>th</sup> Entrance and Construction: There is a dip in the 159<sup>th</sup> entrance to Stonebridge Woods. This dip was caused by the reconfiguration of the entrance and the addition of new lanes on 159<sup>th</sup>. Besides being difficult to drive on, it has affected the drainage of water and will impact the snowplows in the winter. The townhomes have approached the Village about correcting this issue. Our Board will work with the Townhome Board to see what response they have received. Mike Salvamovich (Engineer with Homer Glen Village) and Mike Devito (Highway department) are the 2 names that can be contacted. Phil Hartz has offered to speak with these individuals in an effort to expedite the correction of the road issue.
- d) Performance Bonds: Phil Hartz will be constructing a new home on lot 21 on Stonebridge Woods Crossing. As he has a potential, but not locked-in buyer, he will be putting up the \$2,500 required Performance Bond per our Design Manual for the construction stage. As he intends to sell the lot prior to completion, and before landscaping, he asked how we could handle the situation so that his money is not tied up until the owner completes the landscaping. Tom suggested to refund the \$2,500 to Phil Hartz upon construction completion and have the owner pay a new \$2,500 prior to landscape implementation which will be refunded after its separate completion. This was agreed upon as acceptable between the Board and Mr. Hartz.

Meeting was adjourned at 8:15 p.m.