



Stonebridge Woods Homeowners Association  
Board Meeting Minutes

September 27, 2021

Meeting was called to order at 6:30pm

In attendance: Michelle Moore, Anne Fischer, Alex Rheingans, Shane Ramsey & Jim Burkhardt

Pond Work Update:

Work has been focused this year on the pond at the end of Lakewood Path. A fountain and several “bubblers” are slated to be installed. These will help improve and maintain the health of the pond. Much prep work in the form of electric hookups by ComEd and extensive trenching has delayed the installation as well as COVID delays. The fountain and bubblers will be operational at the beginning of October.

Design Committee Update:

- Three houses are currently under new construction – Lot 58 on Pine Hill, Lot 68 on Stonebridge Drive and Lot 41 on Lakewood Path.
- Several homeowner projects have been approved and are currently underway. The Design Committee is checking with the homeowners to verify that the projects finish in a reasonable time and meet the previously approved requirements.

Finance Update:

2021 Finance Activities

- 1) Officially opened up a Savings Account at First American Bank to separate Reserves from Operating Account. We also ordered a new set of checks that will include the Stonebridge Woods title along with the PO box address. We are finishing up the batch of checks that originally belonged to Stonebridge Development.
- 2) Collected all dues for 2021 except for lots 31/32. HOA is debating the use of a Collections Agency, however, we do not wish to settle on the amount owed. A lien was placed on the residence two years ago and is still in place.
- 3) Electric costs were higher in May and June due to the park fountain timer that was not set correctly. The times were adjusted and expenses were back on track for the rest of the year.
- 4) Our accounting software program, Quickbooks, needed to be updated by May 2021. This required a fee of \$214.

- 5) 2021 annual meeting (with review of 2022 budget) will be held Monday, November 29th at Village Hall.
- 6) We continue to provide paid assessment letters for lot / house sale closings and refinances.
- 7) For new homes, we invoice for Design Review fees (both architectural and landscape) as well as for Performance Bonds that are held until the final home structure and landscape installation is approved by the Design Committee.

General Update:

- a) Traffic Light Committee: The HOA of the Stonebridge Townhomes wishes to form a committee to investigate getting a traffic light at the 159<sup>th</sup> entrance. They will send an invitation to our HOA and have invited any Stonebridge homeowners to join. This invitation will be forwarded as soon as it is received.
- b) Block Party: Due to the pandemic and lack of response to our initial block party committee email we will forgo a neighborhood block party this year. A Block party is planned and budgeted for late summer/early fall of 2022.
- c) Updated Design Manual: The Design Manual has been updated with clearer and more expansive details regarding fencing and pools. This was in response to multiple questions when reviewing and approving plans.

Members open Forum:

- a) Updating Covenants: The Board is in the process of reviewing and updating the original Covenants with the directions and assistance of our legal counsel. The updated Covenants should be able to be reviewed and voted on by the homeowners in 2022.

Meeting was adjourned at 7:30 p.m.