

# KEARNEY GLEN

Homeowners Association, Inc.



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## Minutes of the 2nd Quarter Board of Directors Meeting

Monday, May 22nd, 2017

Joliet Public Library | Black Road Branch

Board Members Present: Matt Rega, Blair Stanojlovic, Mike Henry, and Joe Doyle

Guests Present: Officer Dennis Carroll, Joliet Police Department

1. CALL TO ORDER: President Matt Rega called the meeting to order at 7:02 PM
2. NEIGHBORHOOD WATCH: Officer Dennis Carroll discussed implementation of a neighborhood watch:
  - A. Block captains act as liaisons between residents and police and will report illegal / suspicious activity.
  - B. The best way to make the watch effective is to talk to neighbors and file reports with the police, which can be done online (link now available on the HOA website) or in person at the Caton Farm Road station.
  - C. 2 new officers will be hired in the next few months and there will be more traffic patrol to reduce speeding neighborhood roads and the intermodal center.
3. FINANCIAL REPORT: Treasurer Blair Stanojlovic presented the association financials:
  - A. Late notices were sent on past due accounts for assessments, and many have now paid.
  - B. Funds saved from the pond aeration will be used for other improvements (see below).
  - C. An insurance claim is pending and a criminal investigation is ongoing for illegal use of HOA funds by previous Board members. A CPA in our neighborhood volunteered to review and audit over 10 years of receipts and found numerous discrepancies.
4. OLD BUSINESS:
  - A. FENCE AMENDMENT: Matt is still gathering votes; proxies will expire in July.
  - B. LANDSCAPING PROJECTS:
    - Entrance cleaned up; new mulch laid along the parkway, berms, and common areas of the subdivision. Mulch lost in floods along Black Road will be replaced. Weed killer will be applied to mulched areas and berms along County Line Road.
    - Mowing of the parkway and berms along County Line Road will continue this year.
    - The city approved and funded installation of a powerful, lighted fountain to aerate the retention pond. The board is waiting for an installation date.
    - Matt and our landscaper will examine the erosion of property along the banks of the pond.
    - An electrical pedestal will be installed on lot 79 to bring power to the fountain, gazebo, and any small activities requiring electricity on the lot.
  - C. M/I HOMES:
    - Once the last home closes, the large signs along County Line Road will be removed (slated for June).
    - Once the last home is landscaped, Bernard Way and the Kennedy Drive roundabout and will be repaved.
5. NEW BUSINESS:
  - A. OPEN BOARD POSITION: Thomas Haskell was elected to the position of secretary.
  - B. PROPERTY MODIFICATIONS: Residents need to complete the Property Modification Form (available on the HOA website) for permanent improvements or structures added to lots (patio, deck, fence, or pool).
  - C. MAILING ADDRESS: The PO Box has been closed. Mail, dues, and forms may be dropped off at the lockbox located on lot 79 (1107 Treesdale Way). Postage is not required.
  - D. EMAIL NOTIFICATIONS: Please let the Board know if you want to opt-in for email notifications in lieu of US Mail.
  - E. COMMUNITY LIBRARY: A community library box will be installed on lot 79, to be constructed by a local carpenter.
  - F. WEBSITE UPDATE: Tom will add a secure page to the HOA website (requiring a login for residents) for sensitive information, such as HOA financials and payment of dues online.
6. ADJOURNMENT: Meeting adjourned at 8:37 PM