

KEARNEY GLEN

Homeowners Association, Inc.



1107 Treesdale Way

| Joliet, IL 60431

| kgjoliet.org

| KearneyGlenHOA1@gmail.com

4th Quarter Board of Directors Meeting Monday, November 6, 2023 7:00PM Joliet Library – Black Road Branch

Board Members Present: Pat Larisey, Christine Celeski, and Amy Vertin

1. CALL TO ORDER

- Meeting was called to order at 7:02 PM (live streamed, but not recorded)

2. Officer Carroll crime report update, solicitor rules, holiday package delivery theft prevention, and camera system

- Neighborhood crime report- next to nothing on calls in for service our neighborhood
- Extra patrol and more enforcement on the stop sign on Kennedy and Hudson for drivers who do not stop
- Our neighborhood does not allow for renters
- If something suspicious is happening, call the police before posting concerns on Facebook. If there is no call made, there is no record of it with JPD.
 - Emergency number is 911
 - Non-emergency number is 815-726-2491
- Email Officer Carroll at dcarroll@joliet.gov questions or concerns, keep him up to date if anything is happening that requires attention. By sending him an email, he can put in a call for service.
- Solicitors:
 - They are allowed to solicit from 9:00 AM until 9:00 PM in Joliet
 - They have to have a registered card with the city, a registration per person is required.
 - Registration must be visible while they are soliciting door to door
 - If they do not follow no solicitor rule (visible sign in door or window) call police and they can pull their pass.
 - Printable sign to display is linked at bottom of meeting minutes.
 - Non-for profit can solicit (kids, Jehovah's Witnesses).
- Package theft prevention
 - valuable packages- have neighbors bring in for you or utilize an Amazon drop box. Fedex will deliver to Walgreens on Caton Farm and Ridge .Ups delivery to
- Flock Camera System (more information provided from previous HOA meetings)
 - \$3000/year to lease each camera (ideally would like a camera at each entrance)
 - Although it is a big expense, JPD would like to get more cameras installed throughout the city

- Some neighborhoods near Wal-Mart have them and so does the intersection at Theodore and River (the big green pole)
 - This system connects to the JPD system
 - Reads license plates
 - HOA board will be an administrator for the account and will have access to raw data on videos, JPD will have access to the license plate component
 - This is beneficial because the camera system will notify the police department if a stolen vehicle enters our neighborhood, with the intent of stealing other cars, etc.

3. PREVIOUS MEETING MINUTES

- Secretary, Christine Celeski, read the minutes.
- After making some edits to the September meeting minutes, they were approved and will be re-posted on the website

4. LANDSCAPING

- 2024 bids from companies
 - Landmark Landscaping \$18,162
 - Ramiro Guzman Landscaping, Inc. \$16,000
 - California Landscaping
 - The board unanimously voted on choosing Landmark Landscaping for 2024. This company offers the best cost for the work that needs to be done to make our community beautiful and colorful moving forward.

5. FINANCIAL REPORT

- 2023 budget and dues update from Amy Vertin, treasurer
 - As of September 15, 2023, 20 homes still had not paid their annual dues.
 - Notices were sent out and 5 payments were received.
 - Collection companies are being researched to utilize moving forward into 2024
 - If you have not paid your 2023 dues, please do so as soon as possible
- 2024 proposed budget

Description	Income	Expense	Total	Checking	Reserve
Estimate Balance 2023				\$3,000	10,788.50
2024 Dues	\$150 x 202		\$30,300		
2023 Past Dues	\$150 x 8		\$1,200		
			\$31,500	\$34,500	
Insurance		\$2,300		\$32,200	
Lawn Maintenance, Fall and Spring Clean-up, Round About Tree Maintenance		\$10,674		\$21,526	
Mulch/Edging		\$7,488		\$14,038	
New plants /Front corners		\$2,174		\$11,864	
Pond: Weeds/Drain		\$3,500		\$8,364	
Utilities		\$3,500		\$4,864	
Clerical/QuickBo oks/Storage		\$1,100		\$3,764	
Fountain Maintenance		\$1500		\$2,264	
Administrative / Legal		\$750		\$1,514	

Reserve Fund		\$1,200			\$1,200
				\$314	\$11,988.50

- 2024 HOA dues update
 - Notices will be sent out in January.
- Quickbooks up to date and all of the bills are currently paid.

6. OLD BUSINESS

- Number of board members
 - Per the HOA lawyer, our board is only 3 members
 - Number of Board Members
 - Needs to be changed by a 66% of lots voting yes

7. NEW BUSINESS

- By-laws committee
 - In need of volunteers to create a bylaw revision committee
 - Will need to meet frequently in order to provide updates to community to vote on throughout the entire process
- Community event committee
 - Christine will send out an interest signup form
- Contact information form
 - Thank you for completing and turning in

8. ADJOURNMENT

- Meeting adjourned at 7:55PM

No soliciting sign link and image:

<https://www.joliet.gov/home/showpublisheddocument/23611/636972080867200000>



SOLICITORS PROHIBITED

NO SOLICITING - NO CANVASSING

Joliet Municipal Code Article III - Division 2 - Chapter 22-38: No person shall call upon the occupants of any residence for the purpose of soliciting or canvassing, or for the purpose of making an appointment to solicit or canvass, if there is a prominently posted and displayed at the entrance to such residence a notice.

VIOLATORS WILL BE PROSECUTED