

KEARNEY GLEN

Homeowners Association, Inc.



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Minutes of the 2nd Quarter Board of Directors Meeting

Monday, June 24, 2024 at 7:00 PM

Joliet Black Rd. Library Conference Room

Board Members Present: Pat Larisey and Amy Vertin

Board Members Absent: Christine Celeski

1. CALL TO ORDER: 704 pm by Pat Larisey

2. APPROVAL OF PREVIOUS MEETING MINUTES:

Minutes reviewed from March 4th board meeting, no changes requested. Motion to approve made; passed.

3. LANDSCAPING:

Pat reviewed the current landscaping plan. Updating and changing the plants on the main entrance corners has been delayed until fall, possibly spring of 2025; depending on weather conditions. This project was initially scheduled to take place in Spring of 2024; but was delayed after homeowners voiced concerns over the cicada possibly destroying new plants. Pat meeting with landscaping company to address a few other areas of concern that need maintenance.

4. FINANCIAL REPORT:

Amy Vertin reviewed finances. As of June 23, 2024; Checking account balance \$23,548.26, Money Market (reserve) account \$10,789.12. All bills paid and up to date. All yearly dues were collected from 2023, and all dues minus 1 home were collected for 2024. The 1 remaining home has been turned over to collection professionals for collection attempt.

5. OLD BUSINESS:

Looking for volunteers for both a bylaws committee and community events committee. Email or reach out to the HOA to help coordinate this. Without volunteers, these activities will not be taking place. The board is here to assist, but will not be leading these two committees without community involvement or volunteers.

Two beavers have been removed from the community pond. There are no more ongoing efforts to catch more unless there is new damage or concern in the future.

Pat is communicating with the Joliet Park District to complete repairs on the park equipment and find out about the possible missing picnic table. Homeowners think 1 is missing.

6. NEW BUSINESS:

Election results were counted. 14 votes were placed for Valerie Veldman, these votes were counted and verified by Carol Ceragioli. There were zero write in candidates. Valerie will be the secretary for the 2 year term of June 2024-June 2026.

6. QUESTIONS / OPEN FORUM:

No questions were emailed to the board.

One homeowner voiced concerns about the Gazebo appearing to be sinking into the water and being unlevel. The board will need to look into the cost of repairs / leveling the gazebo. Depending on cost it may need to be an insurance claim?

One homeowner voiced concern about the light on the fountain being on during the day and off during the night. This is on a timer that seems to be being changed frequently by an unknown source. Board will look into resetting the timer and also placing a lock box on the controls.

One homeowner asked if there would be a budget for the event committee: the board does not have a budget for special events. This is something that would need to be planned for and have prior approval. The goal is to have community volunteers / donations, and go back to the previous model of charging per person or operating on strict donations.

For the bylaws committee. This is an expensive project. If a committee is formed, then any updates needed to be made by an attorney will be added to the budget for completion in 2025. We will do as much of the work on our own as possible to save money before involving an attorney.

7. ADJOURNMENT: Meeting was adjourned at 7:30 PM.