

Annual HOA Meeting Minutes

November 27, 2023

Welcome:

HOA President, Jason Higdon, welcomed the homeowners to the meeting and thanked everyone for attending or mailing in their proxy votes. Introduced other HOA Board Members:

Board Members:

- Jason Higgons
- Charles Brimm
- Julie Duncan
- Melissa Petersen
- Justin Salrin

Agenda:

New Business:

- A recommendation to update the covenant to include sheds was sent to homeowners via mail.
 - Proposed Shed language was drafted and sent to homeowners via mail and discussed during the meeting.
 - **Results:** Majority of homeowners in the meeting and the votes received via mail, the proposed shed language as is was voted **“No”**
 - **Additional Discussion:**
 - Needs language that outlines where sheds could be within the neighborhood- add additional language that sheds are not allowed if house backs up to prairie.
 - Additional considerations:
 - Sheds must match house
 - Sheds must be maintained (concerned that homeowners do not maintain wooden fences or mailboxes so how can we enforce sheds being maintained)
 - **At this time, the Grove neighborhood will continue to not allow sheds.**

Financial update:

- As of October 31st, there is a balance of \$169,987.61
 - Monthly Financial statements are uploaded to the website each month where homeowners can review detail statements.
 - The HOA account maintains and grows a surplus of funds due to the Kickapoo access roads being the responsibility of the HOA homeowners. Not only do we pay for the access roads to be snow plowed and salted in the winter, if road repairs are needed (and

eventually they will need to be)- the costs are the responsibility of the neighborhood. The current amount in the account would not cover the cost of the road repairs depending on what was needed

- **Homeowner Question:** Are the HOA funds in an interest-bearing account?
 - Yes, most of the HOA funds are in an interest-bearing money market account. A smaller amount are within a non-interest bearing business checking account to pay for operating expenses.
- Past HOA dues: 15 homeowners still owe past dues. Multiple past due invoices were sent. Will add to 2024 invoice.
- 2024 Budget:

Grove on Kickapoo Creek HOA		Budget FY 2024
		YTD
Revenue		
2024 Dues Collection: <i>Based on 524 Residents</i>	\$	52,400.00
<i>Interest Income: Operating Account</i>	\$	3,120.00
Special Assessment(s)	\$	-
Net Collections	\$	55,520.00
Operating Expenses		
Community Utilities	\$	5,500.00
Community Grounds, Lawn Maintenance	\$	19,500.00
Community Grounds, Snow Removal	\$	2,500.00
Insurance	\$	2,400.00
Community Communications	\$	3,600.00
Legal Fees	\$	500.00
Bank Service Charge	\$	-
Total Operating Expenses	\$	34,000.00
Community Grounds, Reserve Funding	\$	21,520.00

- Vendor comparison was conducted for landscaping, snow removal and irrigation maintenance. For the upcoming 2024 year; HOA will continue to use the following contractors:
 - Changing Seasons- landscaping/mowing
 - Irrigation- TCI companies
 - F&W- salt & snow removal

Homeowner Discussion:

- **Question:** What fines can the HOA give for not paying dues or for not following City or HOA covenants:
 - HOA assess a \$15.00 fee for HOA dues that are not paid by April 30th. Homeowners are sent past due notices in June and September and the dues and late fees are carried over into the following year until paid.

- HOA does not assess fines for City of Bloomington ordinance violations (ex: overgrown lawn), HOA/Homeowners would need to report to city and the City of Bloomington would assess if applicable
- **Question:** Who is responsible for maintaining empty lots:
 - The builders who own the vacant lots are responsible to mow and maintain the lot until a house is build and sold.
- **Question:** What is being done regarding the house on Lincoln Park with the double lot (house on one lot and fenced in both lots for bigger backyard)?
 - Working with homeowner, who is currently paying 2 HOA fees. Homeowner understands that the vacant lot can't be fenced in and remain with no house. Looking to see the house and will sell house and vacant lot as two sales (will remove fence and move to around the house lot line.
 - Builder is the one who allowed the homeowner to purchase the extra lot.
- **Discussion:** Current activity committee is sunsetting and is looking for someone to take over or lead community engagement efforts.
 - The current activity committee members have asked for other volunteers. The Activities committee leader is dissolving the activities committee as her children have grown and is looking for someone to take over. Will put on Facebook again, however over the last year we have had no volunteers to take this committee over.
 - Activities Committee organizes the Easter Egg Hunt (large turnout early this year so there is interest) and the Garage Sale. In previous years, Activities committee pulled social events together, Fall festival at the school, 4th of July bike parades, etc. Other ideas on how to involve community were brought forth.
 - Food trucks in school parking lot, kid activities, and neighborhood gathering.
 - Any other ideas welcome.
 - The HOA board could fund activities committee. Cost is not that high and brings a sense of community to the neighborhood.
 - **Need:** Need volunteers to lead this committee and bring ideas forward. Please reach out to the Board if you are interested.
- **Question:** On the original plans, there is supposed to be another park for the Grove neighborhood, is that still in the plans?
 - The land was sold back to the City of Bloomington. There is not an option to have that brought back to the community. It is now the sole responsibility of the City of Bloomington.
- **Question:** What is being done with the Beaver issues in Kickapoo Creek?
 - The Department of Natural Resources recently removed one beaver dam that was causing water to back up. Only the Illinois Department of Natural Resources can remove/relocate a beaver dam. Any future issues should be directed towards this department.
- **Question:** With how the covenants are written- can the 20-year covenants be changed?
 - Continuing to work with lawyer to determine what can be changed. Jason, president, brought up there are eight separate covenants. He has suggested condensing into singular covenant to enhance consistency.

- No other questions/issues were brought to the HOA Board's attention.

The meeting was called to adjourned.