

Crestlake Homeowners' Association Annual Board Meeting
St. Joseph Township Building
January 19, 2017 - 7:00pm
ANNUAL MEETING AGENDA

Call to order – President: Daniel Wilson

Roll call

Daniel Wilson/President

Adāna Adams/Secretary

Mike Birt/Sergeant at Arms

Bethni Gill/Member at Large

Jaime Kofoot/Member at Large

Jim Page/Vice President

Dennis Hueber/Treasurer

Michele Guido/Member at Large

Tyson Royer/Member at Large

Election of Officers:

President:

Vice President:

Treasurer:

Secretary:

Sergeant at Arms:

Member at Large:

Member at Large:

Member at Large:

Member at Large:

ACCOUNTING:

Judie Puzey of Puzey-Wright CPA of Ogden, IL has again managed the bill paying, dues collection, communication with our attorney, Anna Benjamin on non-payment of HOA dues, closing letters and monthly accounting reports.

HOME SALES for 2016:

606 Cedar Luke/Margo Messmer

508 Chestnut Michael & Jolene Duckett

1712 Magnolia Chris L. Short

1402 E Grand Chastity Kay Thompson

405 Winston Joseph L & Katharine Lerner

406 Aspen David & Penny Ryan

510 Cedar Matthew & Danielle Cler

518 Winston Roger & Lourdes Sexton

530 Hawthorne Jimmie & Alicia Evans

511 Winston Eric Beetz & Kelly Johnson

1504 Holzem Bradley M Lovett & Katherine H McCartney

1602 Magnolia Jeremiah & Kelly Yohnka

512 Chestnut Francis T Farrelly

504 Winston Bradlee & Christina Trankina

403 Cedar Thomas R/Shana G Michael

617 N Glover August D. Voges

605 Chestnut Samuel/Brittany Nelson

612 Winston Dustin & Jennifer Butts

1800 Apple Tree Kevin & Megan Kuhn

1502 Holzem Darren & Sara Lane

406 Cedar Bryan & Dana Foreman

1706 Juniper Rachel Zubricky

1802 Magnolia Erica L Babb

1506 E Grand Theodore W Nemezc

613 Chestnut Stacey Bell

602 Winston Todd & Chrystal Woods

Crestlake Homeowners' Association Annual Board Meeting
St. Joseph Township Building
January 19, 2017 - 7:00pm
ANNUAL MEETING AGENDA

POND MAINTENANCE:

The Homeowner Association contracted with Tyson Royer for three years to treat all 6 ponds from March-September. He will chemically treat the ponds for algae and spray the rip rap around the ponds for weed control at a cost of \$7600.00/year.

Tyson is a Crestlake resident and is a board member at large.

Early in 2016 the rip rap around the southwest shoreline of Grand Pond was damaged by children throwing rocks onto the ice. Daniel Wilson had a crew from Duce Construction place more rock and grout to make the repairs at no cost to the HOA.

MOWING:

Kevin Franzen Lawncare was in the second year of their 2 year contract.

New bids will be accepted and contracts will be signed in late March 2017 for another two year contract.

WEBSITE:

Matt Crider, a Crestlake resident, continues to maintain the website. This past year Jim Page tested the links on the site and gave Matt feedback to get the website fully functional.

ARCHITECTURAL:

Mike Birt had requests for fences, sheds, a pergola and a metal roof.

HOTLINE:

Hotline messages were taken by Daniel Wilson and Adāna Adams and Internet requests were fielded by Daniel. Most of the requests consisted of letters for home closings. There were also some complaints about the algae on the southeast end of Grand Pond.

MISC:

It was approved by the board that Crestlake not pursue a specific foreclosure and waive the fees that would be owed Crestlake HOA. The board had previously approved to not pursue any future foreclosures.

After discussion for the past year about compensation for board members, those who sit on the Crestlake board will have their homeowner dues waived.

Adjournment