

**Crestlake Homeowners' Association Annual Board Meeting**  
**St. Joseph Township Building**  
**January 18, 2018 - 7:00pm**  
**ANNUAL MEETING MINUTES**

Call to order @ 7:05 pm – President: Daniel Wilson

Roll call

Daniel Wilson/President - present

Jim Page/Vice President - present

Adāna Adams/Secretary - present

Dennis Hueber/Treasurer - absent

Mike Birt/Sergeant at Arms - present

Michele Guido/Member at Large - present

Bethni Gill/Member at Large - present

Tyson Royer/Member at Large - present

Jaime Kofoot/Member at Large - present

Elections of Officers for the 2018 fiscal year were made. They are as follows:

President: Daniel Wilson

Vice President: Jim Page

Treasurer: Dennis Hueber

Secretary: Bethni Gill

Sergeant at Arms: Mike Birt

Member at Large: Adana Adams

Member at Large: Michele Guido

Member at Large: Tyson Royer

Member at Large: Jamie Kofoot

ACCOUNTING:

- Judie Puzey of Puzey-Wright CPA of Ogden, IL has again managed the bill paying, dues collection, communication with our attorney at Meyer-Capel on non-payment of HOA dues, closing letters and monthly accounting reports. It was discussed and voted upon to retain their services once again for the 2018 fiscal year.
- The HOA also has an outstanding loan balance of \$7,341.76 for work completed to Grand, Park and Magnolia ponds a few years ago. The amount shown does not include any accrued interest but will be paid in full this coming year.
- It should also be noted that after pricing insurance among several vendors, the board selected Frerichs & Stillwell Insurance in St. Joseph to provide the necessary insurances to the HOA at a savings of approximately \$400.00 per year.
- Meyer Capel continues to be the law firm that represents the HOA. Late last year a new attorney, Dane Amundson, was assigned to our account.

HOME SALES for 2017:

510 Hawthorne Gloria L Ehmen

1703 Magnolia Lisa L Klotz

1500 Grand Mary & Rodney Clark

509 S Glover Andrea & James Childers

603 Winston Tyler & Jenna Flessner

602 Winston Todd and Chrystal Woods

504 Winston Bradlee/Christina Trankina

608 Winston Cody/Heather Downes

619 Glover Steve/Maha Chahine

607 Chestnut Richard Little

404 Winston Ct – Matthew & Angela Ware

403 Cedar Dr - Marsha Herman  
512 Hawthorne Dr - James & Jennifer Wagner  
605 N Glover Ct - Gretchen Norsen  
514 Chestnut- Richard Davis  
1702 Magnolia- Alan & Eden Miller  
614 Sycamore- Brenda & Donald Alsip  
1401 Grand- Jason Thompson (Erin Johnson)  
1505 Grand- Dawn & James Bane  
402 Cypress- Travis & Sarah Selby  
1714 Magnolia- Timothy Palmer (Tawn Espinoza)  
1716 Magnolia- Billie Gene St Clair (Peggy Diane St Clair)  
406 Winston- Jacob & Jennifer Staggs

#### POND MAINTENANCE:

The Homeowner Association contracted with Tyson Royer for a period of three years to treat all 6 ponds from March-September. 2017 being the second year, he has one more year left of contract for the 2018 season. He continues to chemically treat the ponds for algae and sprays 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.

#### MOWING:

In March 2017 Kevin Franzen Lawncare was again contracted for another 2 years, through the 2018 season.

#### WEBSITE:

We are fortunate to have Crestlake homeowner Matt Crider continue to maintain the HOA website.

#### ARCHITECTURAL:

Mike Birt, continues to meet with homeowners to discuss requirements for fences and sheds and other structures on properties.

#### 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 sales and refinance.

A motion to adjourn was made by Tyson Royer and seconded by Jamie Kofoot. Adjournment made at 7:20 pm.