

## **CHOA Minutes - Jan 2024 Annual Meeting**

Crestlake Homeowners' Association  
400 W. Sherman Street  
St Joseph, IL 61873  
Annual Meeting Minutes  
St. Joseph Township Building  
January 18, 2024

The meeting was called to order at 8:33pm.

### **Election of Officers:**

Board members for 2024 will remain the same as the past year.

Daniel Wilson/President

Jim Page/Vice President

Adana Adams/Secretary

Dennis Hueber/Treasurer & Sargent at Arms Michele Guido/Member at Large Bethni Gill/Member at Large Kevin Luther/Member at Large

### **BUDGET:**

In August the Homeowner Association moved money from our checkbook into a Certificate of Deposit. Research on terms and rates was completed by Dennis Hueber. \$100,000 was deposited into a CD with Gifford State Bank at a rate of 3.5% APY for 12 months.

### **ARCHITECTURAL:**

Daniel and James capped off the electric service on Magnolia pond. The service still exists and one box is still active. Daniel Wilson has the keys to the box.

### **HOME SALES:**

1709 Magnolia - Christopher Antonick

608 Sycamore - Bradley Andrew & Emma Shaner

401 Chestnut - James & Terri Cummings

502 Hawthorne - Kyle & Katelin Palmisano

1710 Catalpa - Jerry and Karen Keen

### **PONDS and COMMONS:**

Trees were removed on commons areas on November 10, 2023 by Prairie Restoration that were damaged in the June 29th storm.

Prairie Restoration will contact Daniel Wilson about replanting replacement trees in the spring.

Marine Biochemists, the company that maintains our ponds, transitioned ownership to SOLitude Lake Management. They are under contract with our HOA for another year.

### **WEBSITE and COMMUNICATIONS:**

The HOA will look into building a new website that would facilitate drop and drag file management for homeowners to access and be easy to maintain. It had also been requested by several homeowners that

an online payment system or portal be created for annual dues. Jim Page and Danny Wilson to reach out to potential vendors to figure out cost and magnitude of these changes.

**MOWING:**

Mowing contract with Franzen for 2 years runs through 2024.

**HOTLINE:**

Calls received for letters for real estate closings were forwarded to Judie Puzey, Homeowner Association accountant. Requests for information or answers to questions were returned by Dan Wilson, Homeowner Association President.

**MISC:**

The HOA will look into a system to pay Homeowner dues electronically in 2024. The board will contact Judie Puzey and ask if she can help make this possible for members.

The meeting was adjourned at 8:54pm.

**2024 Meeting Dates**

March 21

May 16

July 18

September 19

November 21