

**CHOA Minutes - Feb 6, 2025**  
**Annual Meeting**

Crestlake Homeowners' Association  
400 W. Sherman Street  
St Joseph, IL 61873  
Annual Meeting Minutes  
St. Joseph Township Building  
February 6, 2025

The meeting was called to order at 7:02 pm.

Election of Officers was held:

(Adana Adams & Jim Page will be leaving our board this year after several years of service)

Daniel Wilson/President

Michele Guido /Vice President

Bethni Gill /Secretary

Dennis Hueber/Treasurer & Sargent at Arms

Todd Gill/Member at Large

Brent Deal/Member at Large

Kevin Luther/Member at Large

Acceptance of nominations was motioned by Daniel Wilson, seconded by Michele Guido. Vote taken and passed.

**BUDGET:**

In October the Homeowner Association elected to keep a portion of our funds in a Certificate of Deposit. Research on terms and rates was completed by Dennis Hueber. An additional amount of \$20,000.00 was transferred to that CD with Gifford State Bank at a rate of 3.5% APY for 12 months. Current balance is \$125,874.80.

**ARCHITECTURAL:**

- The Village of St. Joseph has set up a system to require HOA approval with building permit, pool permit or fence permits are applied for at the Village level.

**HOME SALES:**

615 Hawthorne - Addison & Hannah Chism

1403 Grand Ave - Mary Anne Duncan

1502 Locust - Shelby McCallister

505 Winston - Alison Rydell

400 Winston - Zachary & Kaci Isaksen

515 Hawthorne - Katelyn Burch & James Ross

530 Hawthorne - Danielle & Kayleigh Reed

**PONDS and COMMONS:**

- The HOA is currently securing proposals to repair the sidewalks, rip rap and gapped joints in storm flared end sections around Grand & Park Ponds. Those proposals will be evaluated by the Board when they are received with plans to have the work done in the Spring.

- SOLitude Lake Management are under contract with our HOA for another year to maintain ponds weeds and algae to the best of our ability.
- Kevin Franzen is under contract to continue with our lawn maintenance for another year as is LawnDoggs to complete spraying of nuisance weeds in the early spring.
- Signs at each pond will be reviewed in the Spring to make sure they are up to date and state our position of no watercraft, no skating, keep of the ice, etc.

WEBSITE and COMMUNICATIONS:

- The HOA completed the build of a new website for the HOA. This new website allows for online payment of annual dues as well as serve as a better repository for HOA documents so all members have access to those documents when they feel the need to review them. The company that built the website for us has also provided the Board with informational videos on how to make our own changes to the website and upload documents in the future.

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 Danny Wilson, Homeowner Association President.

MISC:

The meeting was adjourned at 7:27 pm.

2024 Meeting Dates

March 20

May 15

July 17

September 18

November 20