

Crestlake Homeowners' Association Board Meeting
St Joseph Township Building
June 19, 2014
Board Meeting Minutes

Call to Order at 7:00pm by Paul Duistman.

Roll call

Paul Duitsman/President-Present
Adāna Adams/Secretary-Present
Daniel Wilson/Sergeant at Arms-Present
Mike Birt/Member at Large-Present

Art Rapp/Vice President-Present
Dennis Hueber/Treasurer-Present
Michele Guido/Member at Large-Present
Jeff Kern/Member at Large-Absent

Guests:

Larry & Lyn DeWeese - 1704 Locust
Lana Wolken – 1715 E Grand
Elizabeth Richter – 505 Chestnut
Don & Betty Medrow – 501 Cedar

Jaime Kofoot – 608 Sycamore
Don Ray – 504 Chestnut
Rhonda Hadfield – 510 Chestnut

Approval of Minutes from March 20, 2014 Board Meeting

Michelle moved approval of the minutes from the June board meeting.
Daniel Wilson seconded.
Unanimously approved.

Treasurer's report – Dennis Hueber

Review of the monthly report from Judie Puzey.
Daniel Wilson moved approval.
Michelle Guido seconded.
Unanimously approved.

Secretary's report – Adāna Adams

Home sales:
602 Hawthorne (Tyler/Katerina Rosenbeck) 3/2014
502 Winston (Andrew/Sadie Huckstadt) 2/2014
608 N Glover (Aaron/Kimberly Allen) 2/2014
513 Winston (Tyson/Elizabeth Hardin) 4/2014
1718 Magnolia (Jared Orwick/Sarah Woodward) 5/2014
610 Winston (Jason Waldeck/Emily Hartman) 5/2014
Danny Wilson moved approval of the secretary's report.
Dennis Hueber seconded.
Unanimously approved.

Committee reports

Architectural – Mike Birt

Mike has done some fencing approvals.

Ponds and Commons – Daniel Wilson

See open issues

The aerator on Magnolia Pond is not working. Daniel will contact Michael Scott to get it fixed.

Web and Communications – Mike Anderson – No Report

Hotline report – Paul Duitsman/Art Rapp/Adāna Adams

Usual calls for house closings which are forwarded to Judie Puzey.

Complaint about dandelions on Grand Pond Commons from a homeowner on Cedar that wonders what will be done about the dandelions. In the past the CHOA has looked at weed control on the common areas and it's very costly and it's just not in the current budget to do any weed control at this time.

2014 MEETING DATES: Jan 16 * Mar 20 * June 19 * July 17 * Sept 18 * Nov 20

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Complaint about mowing of a ditch from a homeowner on Juniper Ct that backs up to Rt 150. The property she is complaining about that needs mowed is actually state land. Dan Wilson will contact her with options she can pursue privately if that's what she wishes to do.

Open issues

Dan Wilson reported on Phase II-Magnolia Pond.

Daniel Ribbe Trucking is under contract to do the work on Magnolia Pond with a start date of mid-July.

Grand/Park/Magnolia Pond grout work on rock around ponds will be done by Duce Construction and with a start date of mid-July.

Dan will go door to door to let homeowners know what is going to happen before work takes place. He will also contact the Village of St Joseph so they are aware.

Michelle moved to nominate Jamie Kofoot as a member of the Crestlake Homeowner's Board.

Daniel seconded.

Unanimously approved.

A review of the process for collecting late dues via our legal counsel was discussed. An email was sent to the members of the board from Anna Benjamin (Crestlake Attorney) explaining the procedure of how dues are collected once a homeowner is beyond the late period.

The homeowner at 511 Winston did not respond to continued attempts of communication, mailed bill, certified letter, or from a process server that made two attempts at her home. She responded that she is out of town a lot and has now paid \$400.

Dan made the motion to pursue the homeowner at 511 Winston via the legal system since what she owes is in excess of \$400.

Michelle seconded the motion.

7 votes for; 1 vote against

Motion approved.

New business

Don Ray who lives on Grand Pond asked if the poplar trees on Grand Pond can be trimmed. After discussion it was decided that Michael Scott will oversee and advise about the tree trimming and that Richard Crouse will do the trimming.

Elizabeth Richter stated she heard that the house at 501 Chestnut was sold to an investment group that will house handicapped adults and have nurses and caregivers on site. This will be looked into further as it's against our HOA covenant. The board will contact the attorney and have her look into this.

Larry and Lynn DeWeese at 1704 Locust are having problems with a neighbor of an unknown address who is diverting his runoff water to their property near their a/c unit and their foundation. They also have Comcast driving on their property since it's much easier to access than any surrounding property. A letter will be sent from the CHOA to the unknown address homeowner creating the problem to inform him that the runoff has to follow the natural flow.

Art wrote a newsletter that went with the Homeowner Association bills that were mailed out about late May.

Next Board meeting

July 17, 2014

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Adjournment

Daniel Wilson moved to adjourn at 8:35pm.

Michelle Guido seconded.

Unanimously approved.

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Dear Board,

I understand you are meeting tonight, so I thought I would try to respond to some of your questions. By the way, if you ever would like me to attend a meeting I would be happy to do that if you just let me know the details in advance.

The process we have established since at least the time that Paul was treasurer is basically as follows:

- 1) Annual dues reminders are sent by the association in June;
- 2) A second notice is sent by the association in September via letter by certified mail to whichever homeowners have still failed to pay the assessment at that point;
- 3) In October or November, the list of homeowners who still have not paid is turned over to me;
- 4) I then send a letter to those homeowners (also by certified mail), giving them about another month to pay before initiating litigation;
- 5) Typically we file the complaints against the homeowners who still have not paid in January.

Once litigation begins, we are required to hand deliver the complaint to the homeowner by either the sheriff or private process server. The homeowner is notified at the same time of the "first appearance" court hearing, which they are required to attend or they will be defaulted. Usually by this stage we have either received payment or worked out an agreement with the homeowner.

I think the Board has had very good success in collecting the dues through this process, and it tends to serve as a fairly good deterrent because people realize how much they can save by simply paying the dues on time. My hourly rate is \$185, and court costs are in the range of \$150 - \$300 per case. We have always worked out payment plans for those individuals who have requested them, but even those payment plans have almost always resulted in full payment of dues and fees, even if it takes a bit of time.

Please let me know if you have any further questions or concerns about this process, as I am happy to discuss it further with you all.

Anna M. Benjamin
Attorney, Meyer Capel
306 W Church Street
Champaign, IL 61820