

**Crestlake Homeowners' Association Annual Board Meeting**  
**St. Joseph Township Building**  
**January 15, 2015**  
**Annual Board Meeting Minutes**

Call to order 7:03 pm

Roll Call

Daniel Wilson/President - present  
Art Rapp/Vice President - absent  
Adāna Adams/Secretary - present  
Dennis Hueber/Treasurer - present  
Open Position/Sergeant at Arms  
Michele Guido/Member at Large - present  
Mike Birt/Member at Large - present  
Jeff Kern/Member at Large - absent

Guests:

Bethni Gill  
Tyson Royer

Election of New Officers:

President – Daniel Wilson  
Vice President – Art Rapp  
Treasurer – Dennis Hueber  
Secretary - Adāna Adams  
Sergeant of Arms - Mike Birt  
Member at Large - Michelle Guido  
Member at Large - Jaime Kofoot  
Member at Large – Tyson Royer  
Member at Large – Bethni Gill

There was discussion that we look at the possibility of making the board 7 members rather than 9 members if we ever get into a situation where we cannot recruit members.

Treasurer's report – Dennis Hueber

Judie Puzey of Puzey-Wright CPA of Ogden, IL has managed the bill paying, mailing of the invoices for annual dues, and collection of dues when received. Judie notifies our Attorney Anna Benjamin of non-payment of HOA dues by homeowners, provides closing letters and sends the Crestlake Board monthly accounting reports.

Annual payment for services was \$3,976.00

Michelle moved that we retain Judie Puzey to continue as our accountant.

Dennis seconded the motion.

Motion unanimously approved.

Secretary's report – Adāna Adams

2014 home sales

602 Hawthorne Dr  
1501 Locust Dr  
502 Winston Dr  
608 N Glover Ct  
513 Winston

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1718 Magnolia  
610 Winston  
406 Cedar  
1502 Park Ave  
1702 Juniper  
610 Chestnut  
503 Chestnut  
2004 E Grand  
501 Chestnut  
1805 Apple Tree Ct  
607 Cedar  
518 Cedar

Architectural Committee – Michael Birt

Mike Birt had requests from homeowners for approval of fences and sheds. Mike also inspected properties where complaints were made that a fence was sagging and a yard was not being mowed. No letters were issued to homeowners about these issues.

Ponds and Commons – Daniel Wilson

Ponds:

Tyson Royer will look at shoreline treatment twice a year, and algae treatment on the ponds.

Commons:

Daniel moved that another 2 year contract with a start date of March 15, 2015, be extended to Franzen Landscaping. The contract will be for mowing of commons at the previous rules and rate as the previous 2 years with a cap price annually of \$9,500.00.

Michelle seconded the motion.

Motion unanimously approved.

Current pond management is done by Michael Scott who has a budget of \$8,500 annually. We request bi-weekly updates, which we do not receive.

Michael Scott is expected to walk the ponds and inspect the shoreline. Oversee the mowing, and treat the weeds around the ponds.

Rebuilding the aerator for Magnolia Pond was budgeted for \$500.00 a year.

There is a \$145,000.00 balance of budget for pond repair.

\$54,660 will be paid to Ribbe Trucking when their portion is completed.

Web and Communications – For the past five years Mike Anderson, former homeowner of Crestlake, now living in Florida has managed the website and making necessary updates. The association has been approached by a new homeowner to maintain or build a new site for Crestlake. We hope to meet with him and work out a plan to move forward with a current homeowner and thank Mike for his dedication to the association the past several years.

Hotline Report - Hotline members were Paul Duitsman (until June 2014), Daniel Wilson (after June 2014), Art Rapp and Adāna Adams. Calls consisted mostly of requests for dues letters for home closings. Complaints about dandelions and weed control around Grand Pond.

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Committee reports

Architectural – Mike Birt

Mike Birt had requests for fences and sheds. Mike also inspected a fence that a homeowner complained was sagging and a yard, that the same homeowner said was not being mowed. He found nothing out of line or that would warrant a letter from the board.

Ponds and Commons – Daniel Wilson

Web and Communications –Mike Anderson, former Crestlake homeowner, currently living in Florida continued to oversee and update our HOA website.

Open issues

New business

Adjournment

Motion to adjourn was made by Daniel Wilson at 7:40pm

Michelle Guido seconded.

Motion unanimously approved.

Next Board meeting – March 19, 2015