

**Crestlake Homeowners' Association**  
**St Joseph Township Building**  
**July 15, 2015**  
**Board Meeting Minutes**

Call to order at 7:03pm by Daniel Wilson

Roll call

Daniel Wilson/President - Present

Jim Page/Vice President

Adāna Adams/Secretary - Present

Dennis Hueber/Treasurer - Present

Mike Birt/Sergeant at Arms – Present

Michele Guido/Member at Large - Present

Jaime Kofoot/Member at Large – Present

Tyson Royer/Member at Large - Present

Bethni Gill/Member at Large - Absent

Tyson Royer moved approval of the May 21, 2015 minutes of the CHOA board meeting as written and submitted via email to board members.

Jim Page seconded.

Unanimously approved.

Review of the monthly treasurer's report sent via email to members from Judie Puzey on 07/14/2015.

Jim Page moved approval.

Mike Birt seconded.

Unanimously approved.

Our clearance letters from Judie Puzey have been changed. If dues were not paid the previous year the letter states to contact Anna Benjamin. Judie Puzey has approved the change.

Adana Adams reported the new home sales with names of new homeowners as found on the County Property Records website as of July 13, 2015 as follows:

522 Hawthorne	Gary & Katie Page
1705 Grand	Shawn M Gillespie & Summer M Cross
530 Hawthorne	Julius C & Simone N Rich
1502 Grand	Kendric & Christine Walls
508 Hawthorne	Nicholas & Ashley Krisman

Dennis Hueber moved approval of the secretary's report.

Tyson Royer seconded.

Unanimously approved.

Architectural Report

Mike Birt reported fencing approval requests from new homeowners at both 522 and 508 Hawthorne.

1506 Locust has asked approval of a home addition. Mike approved it and informed them they needed to also seek approval from the village.

Ponds and Commons Report

Behind 1403 Grand Ave is a dead willow tree that needs to be removed. Daniel will get estimates and send them to everyone so we can get it taken care of.

Tyson has sprayed the rip rap around Hawthorne North and South, and Glover ponds. He is monitoring the oxygen on Magnolia pond. All ponds were treated by the end of May with spot spraying on Glover, Park, Grand, Hawthorne North and South ponds and Magnolia taking place on July 15, 2015. Tyson feels that one more tank of chemical for Grand pond will be needed.

Mowers are still mowing clippings into the ponds. Danny will mention this to them and see if we can get this taken care of.

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Construction:

Duce Construction nor Ribbe has started pond work this year. Work should begin the last week of July or first week of August. The IDOT certified stone RR#4 that was to be used around Magnolia Pond is not as available in the quantities as we need. Daniel looked into using Serge, which doesn't cost as much but is just as good a product. It will have the cement over the top of it and would cost about \$3.00 less a ton. Daniel approved the use of the Serge for Magnolia Pond. There will be 4-6 weeks worth of work to do on the ponds.

Tyson, Jim and Daniel will all look at the signage on the ponds to see if they need to be revised or if they are adequate the way they are.

Daniel will get bids for removal of a willow tree on Grand Pond, behind 1403 Grand, and email the committee with the information.

Web and Communications

Daniel spoke with Matt Crider about the new website.

Matt would like to have some high resolution photographs digitally of the neighborhood to place on the website. If you have some, please send them to Daniel Wilson.

The new website will only have phone and email for the board members. In the past we have had addresses on it as well, but going forward that information will not be included.

Hotline report

Usual calls for letters for home closings.

The current vote on the Review of changes to CHOA By-Laws by the homeowners at this time is 49 yes, 6 no, and 2 abstained. Next month we will vote on the fee waiver for the CHOA board members.

After it was reported that a homeowner who had some issues went directly to a board members house to make his complaint, it was decided that we need to encourage homeowners to call the Hotline if they have any questions or concerns or bring their issues to a regular board meeting.

Daniel will look into a loan application with Gifford State Bank with our existing line of credit account for 3-5 years borrowing \$70,000 to pay for the work on the ponds.

Next meeting is Thursday, September 17, 2015.

Jim Page moved to adjourn at 8:03pm.

Adana Adams seconded.

Unanimously approved.

Respectfully submitted by Adana Adams