

**Crestlake Homeowners' Association Board Meeting**  
**St Joseph Township Building**  
**March 19, 2015**  
**Board Meeting Minutes**

Call to Order at 7:01 by Daniel Wilson

Roll call

Daniel Wilson/President-Present

Art Rapp/Vice President-Absent

Adāna Adāms/Secretary-Present

Dennis Hueber/Treasurer-Absent

Daniel Wilson/Sergeant at Arms-Present

Michele Guido/Member at Large-Present

Mike Birt/Member at Large-Present

Tyson Royer/Member at Large-Present

Bethni Gill/Member at Large-Present

Guest: Matt Crider

Approval of Minutes from January Board Meeting and Annual Board Meeting

Michelle Guido moved approval of the minutes from the January 16, 2014 board meeting and Annual Board meeting.

Daniel Wilson seconded.

Unanimously approved.

Treasurer's report – Dennis Hueber

Review of the monthly report sent via email to members from Judie Puzey.

Daniel Wilson moved approval.

Michelle Guido seconded.

Unanimously approved.

Secretary's report – Adāna Adams

Home sales: as of 03/10/2014

610 Sycamore – Joshua Curry and Elizabeth Carroll

400 Cedar – Charles W. Drocea

Michelle Guido moved approval of the secretary's report.

Jaime Kofoot seconded.

Unanimously approved.

Committee reports

Architectural – Mike Birt

No requests

Ponds and Commons – Daniel Wilson/Tyson Royer

The board will get a proposal from Tyson Royer for treatment of the ponds.

Danny will look at the items that Michael Scott was billing us for and contract Tyson Royer to fill those duties as we prefer to work with a Crestlake Homeowner.

Tyson will soon be licensed by the State of IL and will apply chemical to the ponds as soon as he can.

Work on the ponds to do repairs on Magnolia pond and grout work on Park pond are set to begin in May and June.

Hotline report – Daniel Wilson/Art Rapp/Adāna Adams – Miscellaneous calls needing letters for closings that are forwarded to Judie Puzey.

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Open issues

In response to Art Rapp's request for a flowchart from Meyer-Capel about the process during a foreclosure Jaime Kofoot made a motion that the Board continue to uphold the January 24, 2008 Board decision to not "take any action on Complaints for Foreclosure due to attorneys' fees costing more than dues owed", and that said policy will be in full force and effect until it is specifically revoked by the Woodard's Crestlake HOA Board. Further, the Board agrees that any changes to this policy will be delivered within five (5) days to the HOA's current Registered Agent, corporate attorney and litigation attorney for their review and appropriate handling on current and future matters.

Daniel Wilson seconded.

Unanimously approved.

Jaime Kofoot made a motion that all Summons and Complaints for foreclosure of a homeowner received by the HOA's registered agent be kept in the registered agent's corporate file for the HOA, and that the Board deems it unnecessary to forward those documents or any subsequent documents thereafter to any HOA Board member or accountant, since it is the Board's intent not to engage in foreclosure litigation.

Daniel Wilson seconded.

Unanimously approved.

New business

Matt Crider of Trinity Web Design presented thoughts about the new association website. The new site will be on a new platform, be mobile friendly and have more security.

Members voiced concern about having phone numbers and addresses on the website. After discussion it was decided that the new site will not include those items.

Mail Chimp will be used to distribute emails to homeowners who have signed up to receive notifications.

The site is a work in progress and we will look at more options available to us and think of questions for a FAQ page.

Daniel Wilson moved that we retain Matt Crider to oversee the website and pay him \$396 in expenses for basic set-up on server, email hosting expenses and Mail Chimp expenses.

Michelle Guido seconded.

Unanimously approved.

Adjournment

Michelle Guido moved to adjourn at 9:01pm.

Mike Birt seconded.

Unanimously approved.