

Crestlake Homeowners' Association Annual Board Meeting
St. Joseph Township Building
January 21, 2016 - 7:00pm
ANNUAL MEETING AGENDA

Call to order – President: Daniel Wilson

Roll call

Daniel Wilson/President	Jim Page/Vice President
Adana Adams/Secretary	Dennis Hueber/Treasurer
Mike Birt/Sergeant at Arms	Michelle Guido/Member at Large
Jaime Kofoot/Member at Large	Bethni Gill/Member at Large
Tyson Royer/Member at Large	

Approval of minutes from November 19, 2015 Board Meeting

Election of Officers:

President:

Vice President:

Treasurer:

Secretary:

Sergeant at Arms:

Member at Large:

Member at Large:

Member at Large:

Member at Large:

TREASURER-ACCOUNTING REPORT:

Judie Puzey of Puzey-Wright CPA of Ogden, IL managed the bill paying, dues collection, and communication with our attorney, Anna Benjamin on non-payment of HOA dues, closing letters and monthly accounting reports.

A line of credit loan was obtained from Gifford State Bank in St Joseph to enable the association to have necessary cash flow now that the pond work has been completed and paid for.

Board Member Jaime Kofoot composed a newsletter to include with the HOA bills in late May.

Mike Birt printed the letters and saw that Judie Puzey had them before the mailing.

Jaime also made changes to the letter that Judie sends for house closings with the approval of Anna Benjamin.

Jaime Kofoot (an employee of Meyer-Capel) conducted an audit of five properties where dues were not paid due to foreclosure. She presented the findings and process flow at the March 19, 2015 meeting.

Pre-addressed envelopes were included with our mailing of dues in May 2015.

SECRETARY-HOME SALES REPORTED:

518 Cedar	Todd & Bethni Gill
610 Sycamore	Joshua Curry and Elizabeth Carroll
400 Cedar	Charles W. Drocea
604 Sycamore	Jeffrey & Michelle Primmer
507 Chestnut	Paul & Erica Campbell
510 Cedar	Justin C & Khara R Halbesleben
406 Winston	Jordan & Taylor Learnard
616 N Glover	Alec J & Patricia R Martin
504 S Cedar	Scott A Potter
504 N Cedar	Kara J Cain
1406 Grand	John W. Brown
522 Hawthorne	Gary & Katie Page
1705 Grand	Shawn M Gillespie & Summer M Cross

2016 MEETING DATES: Jan 21 * Mar 27 * May 19 * July 21 * Sept 15 * Nov 17

Crestlake Homeowners' Association Annual Board Meeting
St. Joseph Township Building
January 21, 2016 - 7:00pm
ANNUAL MEETING AGENDA

530 Hawthorne	Julius C & Simone N Rich
1502 Grand	Kendric & Christine Walls
508 Hawthorne	Nicholas & Ashley Krisman
613 Hawthorne Dr	Joshua & Randi Jones
521 Hawthorne Dr	Sarunas P & Birute Tauras
509 Chestnut	Mark A. Cook
500 Cedar Dr	Craig & Tracey Steagall
605 Cedar Dr	Ronald E/Camille E Yates
604 Winston Dr	Steven/Rhonda Littlefield
407 Winston Ct	Kyle Buhmaster
510 Cedar Dr	Shane T. Conerty
405 Birch Ct	Timothy/Terwrin Crippen
1705 Magnolia Dr	Anthony/Jennifer Laubscher

POND CONSTRUCTION:

Planned construction on Magnolia Pond by Dan Ribbe Trucking is now complete.

Planned maintenance on Grand Pond and Park Pond by Duce Construction is now complete.

Grout work on Magnolia, Grand and Park Ponds by Duce Construction is now complete.

Trees near Park Pond and Grand Pond were removed.

With construction on Magnolia pond complete, it was decided that the aerator would no longer be needed and the power to that pond was terminated by the power company.

POND MAINTENANCE:

Crestlake Homeowner and Board Member, Tyson Royer has been monitoring all the ponds this past year, and treating them with chemicals to control algae growth.

MOWING:

Kevin Franzen Lawncare continues to be under contract with Crestlake for mowing of the commons and around the ponds.

WEBSITE:

Crestlake Homeowner, Matt Crider, owner of Trinity Web Design has worked on creating a new website for the HOA that is mobile friendly. Items of importance were carried over to the new website.

ARCHITECTURAL:

Mike Birt had requests for fences and sheds.

HOTLINE:

Hotline calls mainly consist of requests for home closing letters and issues related to those not paying their dues on time.

MISC:

Changes to the By-Laws were made by the committee and information was sent to the homeowners with their annual dues notice. They were approved.

Art Rapp resigned his board position as Vice President via email on May 8, 2015.

Jim Page was nominated and elected Vice President at the May 21, 2015 board meeting.

Adjournment:

2016 MEETING DATES: Jan 21 * Mar 27 * May 19 * July 21 * Sept 15 * Nov 17