

## Clow Creek Association Neighborhood Meeting – 2.2.17

Location: Carl Reina Home

In attendance: Carl Reina (President), Jeff Sell (Vice President), Bob Raimondi (Treasury), Matt Stredney (Secretary), Rob Gosma (Director), David Luciano (Director), Chuck Manganelli (Director), Ju Sohng (Homeowner).

Called to order at 8:41p.m.

### New Business

- **Treasury Report:**
  - **As of 2/2/2017 Treasury Reports the following balances:**
    - **Checking - \$USD \$6,485.94**
    - **Business Premium Money Market (Savings) – USD \$130,000.00**
    - **Net Total = USD \$136,485.94**
  - **The 2016 annual assessments update:**
    - **As of 2/2/2017, 19 units have not paid their 2017 annual assessments.**
    - **The treasurer will proceed with third mailings to the delinquent units; failure to pay assessments on time will result in additional interest and late fee expenses.**
  - **Communicating Financials:**
    - **Bob discusses how he would like to utilize the newly updated Clow Creek Farm website ([www.clowcreekfarm.com](http://www.clowcreekfarm.com)) to communicate financial statements.**
  - **Registry concerns:**
    - **Bob motions that he would like to receive a list of all units that are currently occupied by renters. This information will allow the board to properly bill annual assessments and have up to date contact information for neighborhood news and events.**
    - **The board will be seeking copy of all active leases. If you are a renter, please reach out to an association board member.**
- **Other Clow Creek Business:**
  - **The open lot at the corner of Wicklow and Dairyman's Circle has been purchased. According to the construction schedule and blue prints, the home will fit into required lot and neighborhood specifications. However, the board agrees that they will continue communication with the future homeowners to make sure all parties are aware of and understand the neighborhood bylaws.**

The Clow Creek Farm Homeowners Associations architectural committee/board of directors have reviewed the building and architectural plans for the new home being built at 4304 Dairyman's Circle, Naperville, IL 60564 (Lot 94) by Kings Court Builders. It was found based on the plans and building specifications provided that the home conforms to the character of the neighborhood and meets the requirements of Article VII, section 3 of the Covenants and Restrictions relating the Clow Creek Farm. This is in addition to all city of Naperville building codes that are required. The architectural committee and board of directors will continue to monitor the construction as it progresses and make sure the requirements continue to be met by the builder and homeowners. This approval is for the building of the structure, and does not include any landscape or hardscape structures that may be built.

- **Communications:**
  - **Due to need for an accessible website, the board has decided to partner with neighbor Jeremie Ingram on the neighborhood website - <http://www.clowcreekfarm.com/>**
  - **Jeremie will become an active member of the neighborhood communication committee.**
  - **The communication committee will seek to utilize this website to communicate neighborhood events and projects, updates within the City of Naperville, and as a repository for legal information and frequently requested documents.**

- Additionally, Matt will be partnering with the communication committee to provide an updated, digital, neighborhood roster/registry. Due to the fact that this information will be online, the database will be secure and password protected.
- **Board meeting Schedule:**
  - **Thursday February 2 – 8:00p**
    - Location – Reina Home
    - Focus Topic – 2017 assessments, 2016 annual meeting review, CY 2017.
  - **Tuesday March 4 – 8:00p**
    - Location TBD
    - Focus Topic – Easter Egg Hunt
  - **Wednesday May 17 – 8:00p**
    - Location TBD
    - Focus Topic – Summer Block Party
  - **July/August – Meet to finalize and execute Summer Block Party arrangements. TBD**
  - **Thursday September 7 – 8:00p**
    - Location TBD
    - Focus Topic – Financial Review and Annual meeting preparation.
  - **Tuesday November 7 – 7:30p**
    - Location – 95<sup>th</sup> Street Library (Tentative reservation)
    - Annual Meeting
- **Outdoor Report:**
  - The 2016 project on the wooden fence was completed. As communicated prior, Carl feels that maintenance of the current fence is costly and not sustainable. He has communicated that he would like the board members to look into a more sustainable (PVC or Wrought Iron) fence that will require less annual maintenance and be more aesthetically pleasing.
  - The board discusses how they feel the neighborhood sign on Book Road is difficult to see and would like to look into opportunities to elevate the sign to increase visibility.
  - Neighborhood Aesthetics
    - The board reviews a complaint from a neighbor regarding mailboxes. The board will investigate this complaint and determine the regulations as stated by the codes and covenants.
    - The board reviews a complaint from a neighbor regarding non-approved structures outside of the home. The board will investigate this complaint.
    - The board has begun drafting a communication to all neighbors about acceptable neighborhood aesthetics. This communication will be distributed to all units by hand and will include further enforcement details.

Bob motions to move to board position elections, Chuck seconds; unanimous agreement.

- **Position Elections:**
  - Carl motions to retain all current board positions:
    - President - Carl Reina
    - Vice President - Jeff Sell
    - Treasurer - Bob Raimondi
    - Secretary - Matt Stredney
    - Directors - Rob Gosma, David Luciano, Chuck Manganeli
  - Bob seconds the motion. Unanimous agreement.
  - Bob motions that Ju Sohng join the board activities via Financial committee; which is focused on Treasury assistance. Matt seconds, unanimous agreement.

Carl motions to end the meeting. Rob seconds, unanimous agreement.

Meeting adjourned 10:45p.