

Clow Creek Association Annual Neighborhood Meeting – 5.17.17

Location: Tommy Nevins

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

Called to order at 8:39p.m.

Old Business

- **Upcoming Board meeting Schedule:**
 - **July/August – Time TBD - Meet to finalize and execute Summer Block Party arrangements.**
 - **Thursday September 7 – 8:00p**
 - **Location – Tommy Nevins**
 - **Focus Topic – Financial Review and Annual meeting preparation.**
 - **Friday August 25 – Block Party Prep**
 - **Tuesday November 7 – 7:30p**
 - **Location – 95th 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. The board is currently pursuing more cost and maintenance efficient options.**
 - **All spring plantings are complete.**
 - **Irrigation systems are currently operating.**

- **This Year's Easter Egg hunt was a success and enjoyed by many homeowners. Please visit the neighborhood's Facebook page to see pictures of the event.**

New Business

- **Treasury Report:**
 - **As of 5/17/2017 Treasury Reports the following balances:**
 - **Checking - \$USD \$1,621.18**
 - **Business Premium Money Market (Savings) – USD \$126,462.56**
 - **Net Total = USD \$128,083.74**
 - **The 2017 annual assessments update:**
 - **As of 5/17/2017, All homeowners have paid annual dues.**
 - **All Late Fees have also been paid.**
 - **Insurance expenses have increased \$715.00/year.**
 - **Storage expenses have increased \$9.00/month.**

- As of 5/17/2017, 20% of this year's budget has been spent.
- **Outdoor Report:**
 - The board is still receiving and increased amount of complaints related to the poor conditions of certain mailboxes, fences, sheds (rectified), and landscaping.
 - Recently, Carl has visited 3 residents to review the complaints made against them; 2 of which were successfully resolved.
 - Clarence Davids Landscaping will continue assisting with sprinkler head maintenance
- **Other Clow Creek Business:**
 - Clow Family Farm was listed for 31.5 acres for \$6.5M
 - A Contractor reached out to the board to:
 - A) help to procure property (custom home builder)
 - B) Ensure new custom homes become part of Clow Creek Farm Subdivision.
 - Other contractors include tract builders
 - Cancelled Listing 10408 Book Road
 - The board decided to reach out to our retained attorney to conduct a title search for any existing agreements or easements without property pertaining to the new farm annex.
 - Attorney (Kathryn Formeller; Tresler LLP Bolingbrook) has communicated the neighborhood has no right of refusal. At this time, we are no longer asking our attorney to continue researching.
 - Carl reached out to master planner for city of Naperville (Allison Laff TED Business Group) who assured us original master community plan R1A future development intention.
 - The property is currently an agricultural land zoned. Any change to a zoning must be in public forum at a meeting with Naperville City Hall and Zoning committee. **WHEN THAT MEETING GETS POSTED. THE BOARD WILL BE ACTIVELY SEEKING RESIDENTS TO VOICE OUR INTENTIONS FOR WANTS IN OUR NEIGHBORHOOD.** This is where the development type will be decided.
 - Carl motions to write a letter to the Clow Family with the purpose of addressing the sale of the farm property to favor the best interests of Clow Creek Farm Homeowners Association and its residents.
 - Bob seconds the motion, unanimous agreement.
 - Carl will draft a letter and send a copy to the board for approval prior to sending to the Clow Family.
- **Garage Sale:**
 - **Date: May 18-20**
 - **3-9 Thurs**
 - **3-9 Fri**
 - **9-1 Sat**

- Rob has managed advertising
- Matt will post signs

- The City of Naperville has reached out to the subdivision regarding last month's significant rains to assess any issues pertaining to the storm. Several residents replied to the Facebook inquiry, stating minor exterior challenges, but nothing significant.
- Block Party
 - Location: Cloverdale
 - Registration Table:
 - Sign in
 - Wristbands
 - Date:
 - August 26th Tentative Date
 - Carl motions, Bob seconds.
 - Food: Board will pursue Taco vendor from last year. Burgers and hot dogs will also be provided.
 - Party budget is \$5,900 + Sponsors
 - Assignments
 - David: Music
 - Carl: City Permits
 - Bob & Matt: Food and supplies
 - Chuck [nominated]: Clowning Around and inflatables security.
 - Rob[nominated]: Sign-in table and forms.

Matt motions to close the meeting. Bob Seconds, unanimous agreement.

Meeting adjourn 10:20pm