

Clow Creek Farm Homeowners Association
February Board Meeting
Tuesday, February 9, 2021
Zoom Meeting

- I. Meeting Called to Order** - virtually through Zoom @ 7:02
- a. Board members in attendance - Carl Reina, Phil Murray, Lee Kaseska, Alex Bacchetti, Brian Marsalli (7:06)
 - b. Board members absent - none
 - c. Residents in attendance - Matt Schuman, Paul Lloyd (briefly)
- II. New Business**
- a. Approve Minutes from January
 - i. **Motion to approve - Lee, Second - Alex, motion carries 4-0**
 - b. Treasurer's Report - Lee Kaseska
 - i. Total deposits - \$74,501.51 - this includes a \$13,454.51 transfer from Money Market, annual dues deposits of \$55,800, and overpayment reimbursement from Clarence David, new resident start of fee, and bank fee.
 - ii. Total expenses - \$10,360.24 - this includes insurance, storage unit, attorney fees, Clarence David, utilities, returned annual dues checks, bank fees, holiday lighting.
 - iii. Money Market balance - \$75,678.36
 - iv. Checking balance - \$64,541.27 (plus \$4,011.67 - starting balance 1/1/21)
 - v. Total Assets - \$144,231.27
 1. **Motion to approve - Alex, Second - Carl, motion carries 5-0**

Lee brought up the idea of switching our CPA.
Discussion had on not making unilateral switches without discussing with the board.
Carl motioned, and Alex seconded, if Katsis CPA is familiar with HOA association and the fees do not exceed \$350. Passes 5-0
 - c. Secretary Report - Phil Murray
 - i. 12 Residents have received their 1st late letter for the Annual Dues.
 - ii. Thank you to the 248 residents that paid their Annual Dues on time!!
 - d. Board Member Comments
 - i. Common area tree maintenance - next steps
 1. Discussion - Book Road entrance trees, middle tree - the top is going bare. Replacing all at the same time, \$1,140 to cut, remove trees and grind the stumps. Phoenix Tree Service also did work last fall, and their pricing was the lowest. Board intention is to replace these three trees in the spring when the weather permits. OP
 - a. **Lee motioned, Carl seconded - Phoenix tree service to remove the three trees. Motion passes 5-0.** As soon as the weather allows.

- b. Phoenix recommended replacement with 10 foot trees that would grow to 15 feet. They recommend we replace with 5 trees rather than the 3 we are removing. This should give us about 10 years without maintenance. We will hold off on making this decision until we get different ideas.
 - i. Discussion on taking this opportunity to replace the landscaping at the entire entrance. We will get ideas from Phoenix as well as Clarence David for ideas. To be discussed at our next board meeting in April.
 - ii. Creek Area - still need some cleaning in the area. Phoenix gave a bid for \$2,000 to come in and clean up the area.
 - 1. We will need to re-look at the different bids we had received. To be discussed at our next board meeting in April.
- e. Rules, Regulations, Codes and Enforcement
 - i. Current and Proposed Rules and Regs
 - 1. Discussion - these rules and regulations were passed by a previous board - from 1998, 1999 and 2000. These rules and regulations were buried in the storage unit for many years and were never put together to share out with residents. There are 7 rules/regulation that were put together
 - a. Question on Rules/Regs #2 - Fences along Book Road. Matt asked if the board would consider matching that, or any fence along Book Road with the same design of the fence installed along 103rd Street.
 - b. Since most of these rules and regulations are 20+ years old, materials have changed and improved.
 - c. Rules 3 and 4 - we recommend no changes at this time, more work to be done on this, do not eliminate, but revisit.
 - d. Rule 6 - inground pools - looking at updating rules to correspond with the City of Naperville.
 - e. Rule 7 - ornamental ponds - looking at updating rules to correspond with the City of Naperville.
 - f. Rule on Violations - shared the new enforcement policy
 - ii. Enforcement Policy
 - 1. Discussion - Rationale for changes suggested, based upon our recent discussion with our attorney.

Motion - Alex ***“Make a motion to approve the changes in the existing rules and regs per the document and approve the enforcement policy as discussed.”***
Seconded - Phil Passes 5-0.
 Board feels that we share this with our attorney for review.
 - iii. Solar Panels
 - 1. Discussion - these are starting to get more attention, do we need to look more into this to be more prepared for future resident questions and potential requests. Board may begin discussion and planning at future meetings.

Lee - went to the bank, needed to update the signature card with updated board members - send annual meeting minutes showing who board members are for 2021.

Brian - reminder the newsletter comes out in April, get info to Brian by March 10th or sooner!
Due to the continued pandemic situation, the board is not looking to plan the annual Easter Egg Hunt. We are looking for any recommendation that we could do something for the youngsters in the neighborhood. Consider utilizing Facebook

f. Resident Comments - None

III. Meeting Adjournment – *Motion to adjourn - Phil, Lee second, 5-0 @ 8:51*