

**LAKES OF BLISS WOODS  
HOMEOWNERS MEETING  
OCTOBER 3, 2016**

**Attendees:** Chris Steenwyk, Mark Smith, Derek Chimenti, Janet Lamberton, Bonnie Johnson

The meeting was called to order by Chris Steenwyk at 7:00 p.m.

**Elections**

Two Board members, Bonnie Johnson and Janet Lamberton, were up for reelection but due to low attendance there was not a quorum to vote. Both Board members will remain until next year's elections. All five seats will be up for re-election next year.

**Minutes**

Motion to approve minutes for July 11, 2016, made by Janet and seconded by Chris.

**Treasurer's Report**

\$ 42,574.29	Checking
<u>62,053.55</u>	Savings
\$104,627.84	Total

Motion to approve the treasurer's report made by Bonnie and seconded by Derek.

**Architectural Review**

621 Hickory – Fence  
915 Spruce – Exterior Modification  
912 Elm – Exterior Modification  
610 Pine – Exterior Stone Bench  
604 Hickory – Landscaping, Fence, Patio  
621 Hickory – Landscaping  
604 Hickory – Fence Re-approval

**Landscape & Maintenance**

Alan has cleaned up the woody plants by the north pond and the center pond. We want to add this to our contract with them when it's time to renew. There are more trees that are dying that we will look at possibly replacing in the spring. There was an area around the center pond that Alan has been unable to mow due to standing water. It has been determined that the sump line behind two homes is clogged. After review of the Bylaws, it was determined that the Association is responsible for sump lines and not the homeowner. The line will need to be dug up to determine where the clog is. We have received quotes from Anderson Plumbing for \$2,500 and Naperville Plumbing for \$2,700. Both of these quotes would involve bringing in a machine to do the digging, however Naperville plumbing will put down plywood to help minimize ruts from the machine. We also got a quote from Naperville plumbing to dig by hand for \$3,500. These quotes are based on the minimum and would go up based on how far they have to dig. This project will need to be done before winter, however we will wait until the ground gets harder before starting. The Association will cover the cost to repair the two yards that will be involved in this project. It was suggested that we get another quote from a company that specifically specializes

in this kind of work. We want to minimize the damage to the common area, as well as the homeowner's yards.

The Association may want to consider in the future, increasing the dues in light of this new project. These funds were not projected in the budget which means they will come from the reserves. If we continue to use the reserves for unexpected projects like this, we will not be able to do the needed work on the ponds. One homeowner asked that we before we consider raising the dues, we wait to see exactly what the cause of the clog is to determine if this could be an ongoing project in future years.

### **Ponds & Waterfall**

We had Luna come out to fix some broken sprinkler heads at the north entrance. There was concern about the standing water at that entrance.

Rollins will be spraying the cattails so you should begin to notice them dying off. The floats were bad at the waterfall which is why it was off for a while. The floats have been repaired by Metropolitan Pump. We have noticed white foam around the waterfall and will have Rollins come back out to clean it up.

### **2017 Budget**

All homeowners should have received the 2017 budget in the last mailing that went out. We have added cattail management and sign maintenance, and removed Cardinal Park.

Motion to accept the 2017 budget made by Mark and seconded by Derek.

One homeowner inquired about what is included in the line item for property management. This line item covers the cost of Nemanich, which handles our bookkeeping, mailings, homeowner complaints/concerns, bids, etc.

Motion to adjourn made by Mark and seconded by Chris.