

**LAKES OF BLISS WOODS  
HOMEOWNERS MEETING  
JULY 1, 2019**

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

Meeting called to order by Chris Steenwyk at 7:00 p.m.

**Minutes**

Motion to approve minutes from April 29, 2019, made by Chris and seconded by Mark.

**Treasurer's Report**

\$ 44,694.75	Checking
<u>82,904.27</u>	Savings/reserves
\$127,599.02	Total

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

**Architectural Review**

907 Spruce – Free Little Library

**Landscaping and maintenance:**

The ponds have been treated for algae and look pretty good. We are due for another treatment soon. Treatments should be once a week.

The waterfall pump has been shipped and should arrive soon. The pump went out last summer. It's the original and is 15 years old. We received two quotes that included one to replace the pump and one to rebuild. We chose to go with the replacement because there was a limited warranty offered with the rebuild.

Muskrat trapping took place for one week. A total of 11 muskrats were caught and there haven't been any recent sightings. We are not trying to get rid of them, but just trying to control their numbers.

The Board did a walk through with Nemanich and our landscaper to determine what landscaping needs attention. There were not many dead trees, but there were pine trees that had damage from the winter storms. There is no warranty on the pachysandra at the front entrance.

Several years ago, we covered up some graffiti at Bliss Park, but that graffiti is now starting to show through. We will be working to get that taken care of again.

The electric box at the North entrance has been damaged by Metronex and we are working with the electrician and ComEd to get this fixed. The management company is also working to get reimbursement from Metronex for the damage. There is currently no power on either side at the North entrance.

### **New Business**

Kevin from Nemanich shared what exactly they do for our association:

- Constant communication with Board
- Maintenance Bids
- Contracts
- Projects
- Implement Board decisions
- Send violation notices, fines, memos, etc.
- Give guidance to the Board
- Liaison between Board and homeowners
- Home improvement requests
- Manage finances
- Assessment collection
- Homeowner sales process

Pat Graceffa has stepped down from being the chair for the neighborhood picnic. If you would like to volunteer to head this year's picnic, please let us know. Pat will help guide you through the process.

Jeff Nordell, along with board member Derek Chimenti, hosted a meeting regarding the issue of no trucks allowed in driveways. During this meeting there was some good conversation about what homeowners are looking to have changed. Using language from the Rules & Regulations, a draft was created that also included language that another association put into place in 2018. This draft was reviewed by our attorney and the only thing he recommended against was the ¾ ton verbiage. It was discussed at tonight's meeting if this language met the needs of the homeowners. The two goals that we are trying to meet are clarity and enforceability. After discussion with the homeowners and a few changes to the draft the Board voted to approve the changes effective July 1, 2019. A letter will be mailed to all homeowners with the new language that will be added to the Rules & Regulations. If a homeowner opposes the change, they will have 30 days to petition the Board. They must have signatures from at least 25% of homeowners for the petition to be accepted.

A motion was made by Chris to vote on the changes to the Rules & Regulations regarding trucks and seconded by Derek.

A vote was taken, and the Board approved the changes.

### **Homeowners Comments/Questions**

Was the design where the pump was bad that it was extensive to retrieve? (No.) I'm wondering what exactly went bad on the pump, because a pump should last forever if it's properly protected? (Nothing last forever.) You need to make sure that you have fuse and overload protection on the new pump. The burning bushes at the front entrance need to be cut way back if they are going to make it. The trees around the ponds that are in the natural areas need to be cut down unless a homeowner would like them to stay. We generally do this every year to avoid any of them getting to large and blocking the view of the ponds for homeowners. Providing the covenants to a new homeowner is not automatic when they move in? (No, because sometimes they request them before they purchase the home.) Is there anything besides what's online that you provide to homeowners? (The financial statements.) Is there an assessment fee when we sell our home? (Yes, it is \$195. Most associations charge \$500.)

Are you scratching "B plates" from the Covenants and not voting on it? (No, we are removing it from the Rules & Regulations, which will get voted on.) Could we change the language to allow toolboxes for personal use and not for work? (We can look at that.) What about passenger vans? (They are not considered "B plate".) Could we change the length of the truck to 30 feet? (Let's just remove that language completely.) We could just look up the average length of a truck. Could we break up and change the language where it talks about no items allowed in the bed of the truck? (Yes, we can make changes that would allow items in the bed of the truck if they are not visible, and we can break up the last sentence.) What happens if this passes and I buy a truck, can this change be reversed? (Not sure how that would be addressed but it could happen.) Can we add that you cannot park junk cars in the driveway? (No, it already states that if the car is operable it can be parked in the driveway.) Can we strike the language that talks about no parking over the sidewalk, because this is already a Village ordinance? (No, we turn this over to the Village for violations. We don't fine for this.) Could we add language that states it is a Village ordinance? (Yes.) Are there any other ordinances that could be added? (Yes, parking in the street.) Owner's should have to register their trucks with the Association to make sure that they meet the criteria of a personal vehicle and not a work vehicle. What happens if you pass this and, in the future, we get a new Board, could they change this? (Yes, they could.) Do we fine for trucks in the driveway any time of day or just if they are there overnight? (It has only been for overnight parking.) The overall goal is to avoid having commercial vehicles parked in the driveway, so what is a van with no signage or ladders considered? (They are considered a car and we allow them parked in drive overnight.) The survey that went out to homeowners showed that things have changed in our neighborhood. Not everyone voted, but those that did mostly indicated they were okay with allowing trucks. It wasn't enough to amend the Covenants, but it was enough to amend the Rules & Regulations. How many homes make up 66% to change the Covenants? (109)

Motion to adjourn made by Chris and seconded by Mark.

Next meeting is October 7<sup>th</sup>.