

Homeowner's Association Annual Meeting

Stone Creek

Frankfort, IL 60423

May 20, 2024

Meeting Minutes

Convened: 6:30 pm

Adjourned: 7:18 pm

Board Members present:

Deb Wolf, Candace Lenard, Laura Blakely, Desiree Lavin, Greg Socha

MINUTES OF THE MEETING:

Laura Blakely called the annual meeting to order at 6:30 pm.

Meeting minutes from September, motion to approve by Deb, seconded by Candace.

Annual Business:

Fiscal Review- The association currently has \$17,413.31 in the savings account and \$54,859.85 in the checking account, with \$4,750.00 still due to be paid by one home in foreclosure and dues still owed for one bankruptcy home. Late fees for yearly dues were set at \$100 and fines at TBD per violation. An option to allow for automatic payment of dues was discussed and is currently available.

Budget- The budget was presented for review.

Motion to approve the annual budget made by Desiree, seconded by Candace.

New Business:

Landscaping- 12 parkway trees will be turned in to the village for trimming on September 5th. Seven tons of rock were place behind the bridges on the North side of the subdivision. Also, permanent flowers planted and mulch to be added to Pfeifer Road by end of June. Stone Creek sign was painted black, parkway trees around the park were rocked and spayed, replaced the small evergreen trees at the park with more substantial landscaping. Frankfort Park District paid half the cost. Additionally, Frankfort Meadows is being asked to pitch in.

Park- Operation Playground (501(c)(3) was discussed as a possibility for funding our park. The property manager will reach out to their board.

ARC- A violation was issued to O'Malley Builders for an error in the pitch of the roof on a newly built home and a \$2,000 fine was paid. Violation funds were deposited into the savings account. We are currently in need of a new ARC member and a Facebook post informed residents to inquire if interested.

Trash cleaning day- The HOA will set up a neighborhood trash cleaning day with Echo Services.

Q and A:

1. Will blue dye be put in the ponds this year? Scheduled w McCloud at a cost of \$1300
 - a. The board will follow up with McCloud