

STONE CREEK HOMEOWNERS ASSOCIATION ANNUAL MEETING

Frankfort, IL

November 20, 2024

MEETING MINUTES

Call to Order:

The meeting was convened at 6:34 PM by Laura Blakely

Board Members Present:

- Laura Blakely
- Candace Lenard
- Greg Socha
- Debra Wolfe

Approval of Meeting Minutes:

- Debra Wolfe made a motion to approve the previous meeting minutes
- Candace Lenard seconded the motion

Annual Business

Fiscal Review:

- The budget was presented for review
- A decrease in savings was noted
- An increase in pond maintenance fees for this next year discussed
- ARC fees will be allocated to savings for future pond maintenance
- An expense is required to repair a damaged street sign

Motion to approve the fiscal review: Made by Laura Blakely, seconded by Candace Lenard

Pond Maintenance:

- The contract with McCloud is expiring this year.
- Three quotes will be obtained from potential new vendors.
- Maintenance needs will be assessed and included in the new contract.
- The pond maintenance budget was increased this year to cover costs and dye treatments.

Commercial Vehicle Discussion:

- The floor was opened to residents for discussion
- Corey Walsh raised a complaint regarding her commercial vehicle violation
- Andrew Wright, Property Manager, ended the discussion when a resident mentioned legal counsel
- The board was advised to cease further discussion on the commercial vehicle matter during this meeting

Board Elections:

- Ballots were distributed and collected for two vacant HOA board positions
- Candidates for the vacancies: Marilyn Marich, Tom Roessler, and Candace Lenard (current board member)
- After discussion and concerns regarding builder representation on the HOA, Marilyn Marich withdrew her candidacy

Election Results: Tom Roessler and Candace Lenard were confirmed as board members

Q&A Session:

- Questions and clarifications were raised regarding pond maintenance
- Residents requested updates to the HOA website

Resident Reminders:

- Holiday Lights – Encouragement for resident participation to decorate parkway trees. Green on top, white on bottom.
- Turkey Trot – Thanksgiving Day at 9:00 AM at the Stone Creek Park.

AN EXECUTIVE SESSION WILL BEING AFTER THE MEETING ADJOURNS TO DETERMINE BOARD MEMBER POSITIONS.