

Homeowner's Association

Stone Creek

Frankfort, IL 60423

September 25, 2023

Meeting Minutes

Convened: 7:00 pm

Adjourned: 8:20 pm

Board Members present:

Deborah Wolf, Candace Lenard, Laura Blakely, Desiree Lavin

Others present:

Laura Guska, Bharat Patel, Wayne Casey, Kathy Casey, Gerry Frynker, Theresa Swanson, Tracy Jonusas, Greg Socas

MINUTES OF THE MEETING:

Laura Blakely called the regular meeting to order at 7:00 pm.

Meeting minutes from June 13, motion to approve by Deborah, seconded by Candace.

Annual Business:

Landscaping- upkeep (see budget for financials).

Decorating committee- The board is looking for a committee to decorate the front entrance for the holidays. Suggested to continue uniform parkway tree lights throughout the neighborhood.

Pond Maintenance- McCloud is catching up after a slow summer due to high turnover of employees. They continue to send a monthly report on all ponds.

Block party- Thank you to the committee for an amazing party. There is a \$467.99 credit that will be added on to next year's block party budget.

Elections- Will be held in November. Position of President (re-election), Director (re-election) and Treasurer (open candidacy). There are also 2 position's open on the ARC committee to be filled. Andrew will send out proxy forms to vote and forms to run for these positions.

Candidates are encouraged to send their bio's.

Camera's- Frankfort Meadows is considering putting 2 cameras, one at each entrance. Board will consider adding another camera to Stone Creek for next year. Additional cost would be \$2700 per year, \$38/house/year. Deborah is inquiring about more "you are being watched" signs.

Violation's- Overview. Particularly garbage cans, Andrew drove around the neighborhood and will be issuing fines. If you are not familiar with the rules around garbage cans, please review our covenants.

Park Committee- A proposed park committee that could be opened up to Frankfort Meadows (since the park is shared). This committee would be tasked with beautification of the park and surrounding area.

Finance:

Andrew reviewed late fees and shared that the HOA is within right to charge up to 18% or the highest rate allowed by law per year in fines. Deborah reviewed the budget and reported an increased community relations budget, increase in landscaping and pond maintenance.

Resident's yearly fees will be decreasing to \$490.

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

Other- A new packet to distribute to new neighbors will be included at closing. Andrew is making a master list of all parkway trees that the village needs to replace.