

NCE 345 Home Owners Association – Spring 2017

Thursday, April 27, 2017 7:03pm

Roll call. Secretary read meeting announcement.

President David Rabahy introduced himself and subjects of discussion.

Biggest deficit is volunteers.

Vice President Pilar Fiero – absent – no report.

Her main project is the detention basin.

Secretary Linda Sheldon – no report.

Encourage volunteerism also.

Property and Asset Management Pete Kohlert – absent

Manages snow removal, lawn mowing, path, storm water basin

Treasurer Mahesh Bhandari – Financial Report

- Almost 100% dues collected (-\$50)
- Largest expense is on grounds maintenance
- Q & A re. # of times streets are plowed and lawns are mowed
- David discussed expense report and need to raise dues for 2 future projects

7:20 Pilar Fiero arrived and was introduced by David

REPORTS FROM COMMITTEE CHAIRS

Bob Veres has volunteered to assist with the audit with Jim Lee

Parks and Grounds – Pam Csatari and Pete Kohlert

- Keeping the same vendor
- Entrance is done (clean up and trimming)
- Park – shrubs trimmed, mulch spread, weeding done. 7 trees with wilt removed
- Islands – Appleby Ct first to be improved

Social Committee – all absent. Adequate plans so far and works with other HOAs .

- Place signs at entrances
- Great new residents with suggestions and volunteering
- Easter Egg Hunt – need to stagger starts by age, need to collect eggs (budget concern).

- Started early last year and punctual arrivals missed out and missed refreshments.
- Had more participants than expected.

Storm Basin – Pilar, Linda, Caroline, Art, Pete

- If we don't maintain it the Township will do the work and bill the residents
- Inlets are badly eroded
- Nearby neighbors' sumps are draining into the basin and not the storm drains
- Need to collect funds in the future
- Could change depth of the outlet but EXTREMELY EXPENSIVE.
- Stone cleaning and re-fluffing, better planting should help
 - Pilar: using budget to plant trees - \$571 spent so far
 - David: may have Special Assessment to address storm basin

Road Work – Jason and Mark absent – Last year repairs got done w/o us knowing why.

DUES INCREASE PROPOSAL

History: Dues were \$65 in 1998, raised to \$100 in 2015

Reasons for increase:

- Work in commons including removal of old trees, planting of new, larger trees
- Lawn cutting – increase to 24 times per year from 16 times per year
- Detention basin improvements
- Islands improvements

All these will have a positive impact on the desirability of our subdivision.

Suggested increases:

- Grounds – from \$8500 to \$12,000
- Islands – from \$3000 to \$6000
- Detention Basin – from \$1795 to \$5000
- Lawn Cutting – from \$9600 to \$14,400

Will have 2 budgets – with and without dues increase. Blast via email, website, newsletter. Perhaps split HOA payment schedule to twice a year. By-law change needed. Instead of proxy vote have a mail-in vote? Show plans of how money will be spent. Current funds just cover maintenance, not improvements.

Pam Csatari's presentation on proposed and completed improvements of entry, park, and islands. See attached. Q & A session.

Meeting adjourned at 9:23pm.