

Meeting minutes

Hunt Club Homeowner's Association

Annual Meeting on November 17, 2016 at the Shorewood Village Hall

Board Attendees:

Phase 1 Director & President	Stevan Brockman (present)
Phase 2 Director	Thomas Moore (absent)
Phase 3 Director	Vacant
At-Large Director & Vice-President	Larry Richardson (present)
At-Large Director & Secretary/Treasurer	Lona Jakaitis (present)

Homeowner Attendees: 9 homeowners attended the meeting.

The following handouts were made available:

- The meeting agenda
- The Treasurer's report
- Hunt Club Covenants and By-Laws
- An attendance sign in sheet

The following **President's Report** was provided by Stevan Brockman:

- This is the 22nd Annual meeting since control of the association was transferred from the developer to the homeowners. The first house was sold in December of 1991 and there are 165 lots with 1 remaining vacant.
- Officers were introduced. Elections were held in March and April only 46% of homeowners returning their ballots. The results: Phase One Director, Steve Brockman, Phase Two Dr. Tom Moore, Phase Three, Larry Richardson and At-Large Dave Kapinus and Lona Jakaitis. At the director's meeting, Steve Brockman was elected President; Lona Jakaitis Vice-President and Dave Kapunis Secretary/Treasurer. Dave Kapunis subsequently sold his home and Lona Jakaitis became the Secretary/Treasurer and Larry Richardson became Vice-President.
- Many homes were sold during 2016 for very strong prices. There are four homes for sale currently.
- In 2016, plans for the following projects were reviewed by the Architectural Review Committee prior to issuance of a permit by the village building inspector:
 - 6 fence additions or replacements
 - 1 third card garage was added
 - 2 or 3 sidewalk or driveway additions
 - 1 out building was started without permit and without an in ground pool, the homeowner was asked to remove the building.
 - 1 in ground pool - Approved as submitted
 - 1 children's backyard playset – Approved provided homeowner planted vegetative screening due to height of playset significantly impacting neighbor's view
- Maintenance Activities in 2016 included:
 - Routine grass mowing, fertilizing, weed control, shrub and tree area cleanup

- As a result of the tree and vegetation removal as well as the age of the remaining plants, significant re-landscaping of the entryways will be needed soon.
- A resident worked on the lights at Ranchwood and River; adding controls so they operate during the evening hours.

A detailed **Treasurer's Report**, of association income and expenses through October of 2016, was provided at the meeting by Lona Jakaitis. A detailed copy of the end of year report will be included in the annual dues statement and can be viewed on the Hunt Club website at www.huntclubhomeowners.org. It is summarized below.

• 2016 Gross Income	\$ 8,300.00
• 2016 Expenses	\$ 8,149.92
• 2016 Net Income	\$ 150.08
• 2016 Beginning Balance	\$ 21,750.15
• 2016 Ending Balance	\$ 21,900.23

All homeowners paid their 2016 dues.

A brief summary of **Village Issues and Activities** was provided by Stevan Brockman based on his first hand information as a Village Trustee and chairman of the Planning and Zoning Commission.

- The Village continues to have a very high bond rating. The Village is receiving an extra 1% in sales tax from the home-rule.
- The Village will be rebating 50% of the taxes paid. Checks will be mailed in March 2017.
- 144 new homes permits have been issued this year.
- The Village is continuing the Lake Michigan Water project. Original estimates were that the cost would be \$40 million and take 6 years. Current projections show the cost to be closer to \$25 million and be completed in 4 years.
- The City of Joliet has raised their water treatment cost by 7%. The Village of Shorewood is a customer. Residents will notice an increase of about .35 center per month on each 1000 gallons use.
- A TIF district has been created for the older part of Shorewood to help with improvements and capital projects.
- LaQuinta Hotel is breaking ground north of Tiriapelli.
- The Village is in early talks to build a large recreation center north of fire station #2.
- No further development is taking place on the property north of the Hunt Club. Three companies have looked at the property, but indicated the owners were too difficult to work with and too costly at this time.
- ALL ASH TREES in the Village of Shorewood parkways will be removed. Trees will be replaced by the Village within the next couple of years.

Following Mr. Brockman's update, the meeting was opened for **Questions and Comments**.

- A concern was raised about the Ranchwood entrance and overgrown shrubs.

- A concern was raised about whether a sidewalk can be put in on the vacant lot on Ranchwood. Mr. Brockman indicated the attorney for the HOA has advised against putting in a sidewalk.
- A concern was raised about a Confederate Flag being flown by a resident

Following Questions and Comments, the meeting was adjourned.

Submitted,

Lona Jakaitis