

Meeting minutes

Hunt Club Homeowner's Association

Annual Meeting on November 5, 2015 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	Rick Shroba (present)
At-Large Director & Secretary/Treasurer	David Kapinus (present)

Homeowner Attendees:

Robert Bayr	Scott Berger	Eric Davis	Ruth Gabor
Jean Garrison	Lona Jakaitis	Donn Kaminski	Kathy Kaminski
Anthony Kenney	Kent King	Larry Richardson	

The following handouts were made available:

- The meeting agenda
- The Treasurer's report
- A list of subdivision addresses/lot #'s sorted by Phase 1, 2 and 3
- An attendance sign in sheet

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

- This is the 21st 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. Four (4) homes are currently up for sale.
- In 2015, plans for the following projects were reviewed by the Architectural Review Committee prior to issuance of a permit by the village building inspector:
 - 1 inground 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
 - 1 side walk extension – Approved as submitted
 - 4 Fences replaced – Approved as submitted
 - 1 Free standing Pergola – Approved as submitted
 - 1 natural gas standby electric generator – Approved as submitted (review included decibel rating when running)
- Maintenance Activities in 2015 included:
 - 3 trees had to be cut down (dying)
 - 7 tree stumps were removed
 - Overgrown vegetation at Ranchwood entrance was removed and less invasive plantings were added
 - 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.
- Covenant Issues
 - A homeowner was given a 60-day notice to replace a partially collapsed wooden fence, repair broken windows on the house, mow the neglected grass and remove miscellaneous items of trash from the yard. (Covenants A12, A13, A24). The homeowner completed all of the actions within the 60 days.
 - Several homeowners were reminded about the storage of garbage bins within view from the street (Covenant A13). This continues to be a problem.
 - One recurring instance of a trailer parked in the driveway or on the street. This is a violation of the subdivision covenants and a village ordinance (Covenant A10, Ordinance 10-3-32). The issue was resolved with the help of the village police department.
- To conclude the President's report, Mr. Brockman, also a village trustee, provided the following insights to his vote at a recent village trustee meeting regarding the approval of a permit for a gas station at the corner of River Road and Route 52.

"Before we hear the treasurer's report, I want to comment on the 20 acres to the north of the Hunt Club

that I have been talking about for the past twenty years at these meetings. I voted no on the project [gas station permit] not because of all the wrath, innuendos and threats I received but because I wanted the owners to erect the berm, the decorative fence and the landscaping the entire length that is adjacent to the Hunt Club, some 1320 feet. In doing that, we would never hear or see the place from the Hunt Club, in my estimation. I also did not like that it was going to be open 24 hrs a day. The owners would not move off those two points and as it turned out, I was the only no vote on the board.”

A detailed **Treasurer’s Report**, of association income and expenses through October of 2015, was provided at the meeting by David Kapinus. 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.

· 2015 Gross Income	\$ 8,700.00
· 2015 Expenses	\$ 10,264.02
· 2015 Net Income	\$ (1,564.02)
· 2015 Beginning Balance	\$ 23,183.80
· 2015 Ending Balance	\$ 21,619.78

Two (of 165) homeowners are currently delinquent in their 2015 dues, which will be included in their 2016 dues statement.

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

- The final permit planned for Shorewood Glenn by Del Webb was issued in August
- Build out continues at River Crossing and Kipling Estates
- Westminster Gardens has had strong sales
- The Fields of Shorewood has been built out and Ryland Homes has expanded into Edgewater with 86 units. Ryan Homes building and sales are also very strong within the Town Center.
- Four to five years ago there were over 1200 lots available to build on in Shorewood. That number is less than 200 now. New home permits are up 65% over last year and remodeling permits are up 60%.
- Shorewood is financially strong as evidenced by a very good bond rating (AA+) and contributes to the retirement system at a higher rate than most communities to ensure no large pension shortfalls in the future.
- A referendum on Home Rule was passed which enables the village to tax certain items up to 1%. It has been estimated that 85% of the sales tax collected in Shorewood is paid by people that do not live in Shorewood. This money will be used to pay for infrastructure to obtain water from Lake Michigan to meet Shorewood’s future needs. Completion of the project could take up to 5 years. Two different firms are providing route and cost estimates.
- A large industrial project on the south side of Shorewood has completed its second of three buildings. The new tenant, Bob’s Furniture, has begun to move into the 800,000 square foot building. The third building is underway and may also be also be used by Bob’s Furniture.
- Tyson Motors expanded their parking lot
- Whiteside Law firm refurbished a building on the east side of town
- Construction on the Anderson Corner (NW corner of Rt. 52 and Rt. 59) is close to commencing with offices and a drive thru Starbucks.
- A new animal hospital has opened while the existing hospital expanded and remodeled.
- In the next 12-14 months, River Road and Route 52 will be under construction for widening and improvement to turning lanes at a cost of \$2.85 million.
- Noodles and Co. will be moving in next to Mariano’s.
- The event planner’s contract was extended for another year as a result of successful special events planned throughout the last two years that provided popular activities for all ages.
- A firm was awarded a \$25,000 contract to develop and implement methods to attract more businesses into Shorewood.
- All residents will receive a form in your water bill that must be filled out and returned to receive your sales tax rebate checks in March. The form can also be completed online on the Village of Shorewood website. **It must be completed before the end of the year to receive your check in March.**

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

- A concern was raised regarding sections of sidewalk that have sunk. It was pointed out that the village would repair sunken sidewalks via mudjacking (i.e. drill holes and inject flowable cement under the sunken slab to raise it). Homeowners should contact Deputy Clerk, Toni Dulny at 815-725-2150 ext. 202 to schedule a repair. Unfortunately, the 2015 repair season is over.
- Many comments and questions were raised about the construction, operation, and future enforcement of laws and regulations regarding the recently approved gas station on Rt. 52. Most of these questions required answers from the gas station owner, the owner's lawyer, the Village of Shorewood or the State of Illinois thus it would not have been appropriate or accurate for Hunt Club Directors to speculate on the answers.
- It was noted that the Phase 3 Director has moved out of the Hunt Club creating a vacancy on the board. Anyone wishing to fill the vacancy (in Phase 3) can contact any of the directors.
- A question was raised regarding election of directors. It was pointed out that the by-laws call for an election in even numbered years for the Phase 1, Phase 2, and 1 At-Large Director and in odd years for the Phase 3 and second At-Large Director. An election was held in which all five (5) of the current directors were duly elected. From that point on, a request for volunteers was made at every annual association meeting. At no time has any homeowner express an interest in serving on the board. Therefore, it seemed a waste of time and money to conduct an election with only the incumbent candidates on the ballot. However, it was agreed that there may be sufficient interest at this time and other homeowners may wish to be a candidate. Therefore, it was decided that nominating forms will be sent to all homeowners with their annual dues statement. Approximately 30 days will be provided for submittal of the completed nominating forms. After 30 days, a plan and schedule will be established for an election.

Following Questions and Comments, the meeting was adjourned.