



Chapel Park Homeowners' Association Trustee Meeting Minutes February 24, 2019

The meeting was called to order at 1:04 p.m. by Thorn Keene at St. Jude Catholic Church Room A108.
Trustees in attendance: Denny Irwin, Thorn Keene and Steve Klemm.

1. Treasurer Report

No report

2. Roof Replacement Request Extension – 10705 N. Alex Drive

Thorn reported that trustees approved via email an extension of the roof replacement request for 10705 N. Alex Drive to March 1, 2019 due to weather conditions. However, the roof has yet to be replaced. The property owner requested a project extension to May 1, 2019 which was approved.

3. Trustee Election Timing

Thorn requested that the 2019 trustee election follow the timing as prescribed by the Association by-laws of an April election. Thorn will issue a newsletter to homeowners with timings for homeowners to indicate their intention to run for election / re-election.

4. Annual Report Filing Update

Thorn stated that the annual report with the State of Illinois for 2018 was filed on time. Thorn also presented a request from Hasselberg, Rock, Bell & Kuppler, which files the annual report, that our filing attorney was changed from Karl Kuppler to Marci Shoff due to retirement. Thorn will return the form to the legal firm.

5. Invoicing Process

Denny stated that a local Association issues and records invoices for Association dues. Steve said that dues payment tracking exists via PayPal and storing invoices on our Google drive is an option. Thorn asked if we should benchmark other area Associations. Thorn will ask Katie to define our current process.

6. Future Meeting Timing

The trustees agreed that open meetings should commence with the introduction of proposed covenant modifications when completed.

7. Covenant Update

Steve has reviewed comments from Denny and Thorn on potential covenant changes. Steve will perform some additional compilation in the coming week.

8. New Business

The group discussed the future maintenance of the two trees in our assumed common areas near the two stop signs. A question remains as to the status of an easement for the sign areas at both entrances to the subdivision.

Meeting adjourned at 1:56 p.m.

Thorn Keene
President and Secretary
Chapel Park Homeowners' Association