



## Chapel Park Homeowners' Association Trustee Meeting Minutes April 11, 2019

The meeting was called to order at 6:50 p.m. by Thorn Keene at St. Jude Catholic Church in the "old" social hall. Trustees in attendance: Katie Carey, Bruce Hoerr, Denny Irwin, Thorn Keene and Steve Klemm.

### 1. **Solar Panel Installation Request – 10703 N. Dana Drive**

An installation request for solar panels was received by trustees via email from Bruce Hoerr of 10703 N. Dana Drive on April 5, 2019 with a revised request received via email on April 12, 2019. The panels are to be placed on the rear (west) side of the home. Bruce stated that he plans to sign with a contractor within the next two weeks for the project with an anticipated June 2019 project construction start date.

### 2. **Energy Policy Statement Development**

As per the Homeowners' Solar Rights Act (Public Act 096-1436), an association shall adopt an energy policy statement within 120 days once an application from an association member is received. In an attempt to expedite the development of this statement, the trustees plan to meet with an attorney (Hoyl & Royster) on April 25, 2019 to discuss the development of this energy policy statement and to initially review plans for potential modification of the current covenant. Bruce Hoerr was advised that the proposed solar panel installation at 10703 N. Dana Drive, as well as any going forward, will be required to meet the association's energy policy statement once adopted. Also, per the Homeowners' Solar Rights Act, the solar panel installation request at 10703 N. Dana Drive will be considered for approval after the energy policy statement is adopted.

### 3. **Roof Replacement – 10705 N. Alex Drive**

This roof replacement has been completed and, after inspection, was approved by the trustees.

### 4. **Roof / Gutter Replacement – 10702 N. Alex Drive**

This roof / gutter replacement has been completed and, after inspection, was approved by the trustees.

### 5. **Pulse Check – Covenant Modifications**

Steve Klemm stated that he had sent updated covenant modifications to trustees for their review.

### 6. **Tree Spraying in Common Areas**

A quote was presented for \$95/tree to treat the two trees behind the association's signs to address insect damage issues. However, due to the potential lack of effectiveness vs. cost, trustees decided to not pay to have the trees treated. Denny Irwin volunteered to treat the two trees and will discuss with the resident of the home behind the sign at the 4-way stop before treating the tree nearer to that home.

### 7. **Revised Invoicing Process**

Katie said that she had investigated available software packages for invoicing dues to homeowners; however, these all have costs that outweigh the value of invoicing for only 45 homes. The PayPal option for paying dues was used by over half of the homeowners last year at a cost of just less than \$3 per transaction.

### 8. **New Business**

The group proposed no new business.

Meeting adjourned at 7:53 p.m.

Thorn Keene  
President and Secretary  
Chapel Park Homeowners' Association