



Chapel Park Home Owners' Association Trustee Meeting Minutes May 14, 2019

The meeting was called to order at 6:02 p.m. by Thorn Keene at St. Jude Catholic Church in room A108. Trustees in attendance: Katie Carey, Bruce Hoerr (via phone), Denny Irwin, Thorn Keene and Steve Klemm.

1. Minutes Approval – April 11, 2019 Meeting

The minutes from the April 11, 2019 meeting were approved.

2. Energy Policy Statement – Refinement and Next Steps

Some minor modifications were proposed for the draft Energy Policy Statement for legal counsel to consider. Katie will be the contact point for the trustees with legal counsel going forward. The Statement will be next be sent to our proposed legal counsel for review and finalization for the Trustees to potentially approve.

3. Attorney Retainer Plan

The proposed retainer from Heyl, Royster, Voelker & Allen was reviewed by Katie with no concerns. The trustees approved Katie to work with the law firm to approve the retainer. Once the retainer is approved, the Energy Policy Statement will be reviewed by the firm.

4. Home Foreclosure – Geneva Rd.

Thorn received a copy of a foreclosure action on a home on Geneva Road naming the Association in the event of any dues owed. Since the property is not within our Association, no action will be taken.

5. Tree Spraying Status

Denny sprayed the Association's tree for apple scab on his property but has yet to spray the tree at the other common area. Denny will work with the homeowner to coordinate spraying the tree. The trustees approved reimbursing Denny for up to \$40 for materials.

6. Design Improvement Requests

The trustees approved a new front light post request for 10812 N. Dana Drive as it was replaced as a power supply was restored. Trustees tabled a request for 10708 N. Dana Drive to pour concrete adjacent to its foundation to drain water away from the home. Trustees will speak with the home owner to gain additional information on the request.

7. Dumpster – May 18 – Promotion and Staffing

Denny will put a sign in his yard and Thorn will send an email to home owners to again promote the dumpster on May 18 provided by the City of Peoria.

8. 2019-2020 Trustee Election Plan

All 5 current trustees and Darrell Albanito of 10714 N. Dana Drive have indicated an interest to serve as trustee for 2019-2020. After discussion, trustees agreed to conduct the election as last year. The election is targeted for late June.

9. Request to Address Weeds

A homeowner identified several homes felt to need attention to lawn condition. Two trustees will inspect these lawns and will report to the trustees.

10. Update / Maintenance of Common Area Landscaping

Katie suggested that the landscaping at the common areas is in need of attention. Trustees



generally agreed that this should be targeted as a fall project.

11. Summer Event

Katie reported that Lisa Vilatte and Britta Kresca volunteered to assist with a summer neighborhood function. Trustees agreed to couple the event with the Night Out Against Crime on August 6.

The group proposed no new business.

Meeting adjourned at 7:54 p.m.

Thorn Keene
President and Secretary
Chapel Park Home Owners' Association