



Chapel Park Homeowners' Association Trustee Meeting Minutes July 8, 2021

The meeting was called to order at 6:37 p.m. by Thorn Keene at 10709 Dana Drive. Trustees in attendance: Nick Anderson, Denny Irwin, Thorn Keene and Steve Klemm.

- **Minutes Approval – January 13, 2021 meeting**
The minutes from the January 13, 2021 will be sent out via email and approved by the trustees. Once approved, minutes will be posted to the website.
- **Current Account Balance / Dues Update**
Current balance is \$15,063.09. All properties have paid their dues except for Basheer at 10720 Dana Dr. **Action: A final notice letter will be sent and a property lien will be executed if dues remain unpaid.**
- **Project Approval Requests**
 1. Roof Replacement – Pieper – Approved previously via email
 2. Concrete Re-pour – Pieper – Approved at meeting 4-0
 3. Tree Removal – Kim / Choi – Approved previously via email
 4. Tree Removal – Keene – Approved at meeting 4-0
 5. Roof Replacement – Rieker – Approved previously via email
 6. Patio – Klemm – Approved previously via email
 7. Ryan – Perimeter Fence – Trustees discussed the connection with the existing vinyl picket fence that is located on the lot for sale along the rear property line. There was concern that a gap in the new fencing would exist if that fence is removed by a new owner. Fence was approved 4-0 pending a discussion with the Ryans on extending the fence to encompass the entire perimeter of the backyard. An exemption was also approved by the Trustees with respect to the minimum setback of the fence from the front door of the home.
- **Directory Status**
It is increasingly difficult to keep up with new homeowners and we are limited on the information we can provide in the directory due to privacy issues. Trustees decided to retire the directory.
- **Sign Easement by 4-Way Stop**
New solar light was installed and landscaping was trimmed and cleaned up by the Friedmans.
- **Migration to Original Covenant – Next Steps**
Steve will follow up with the attorney on six questions that were previously discussed. **Action: Steve to put together an email to Mr. Davies on the six questions. Cap the legal cost at 1 hour.**
- **City of Peoria Dumpster Program**
Trustees agreed that we should do the free dumpster through the City of Peoria for the benefit of our homes. We will reach out to the City to secure either 9/18 or 9/25 for the dumpster delivery.
- **Energy Policy – Chapel Park Extension #1**
Chapel Park Extension #1 is in need of a energy policy due to a new solar roof project in their neighborhood. Rather than create a new document, Extension #1 HOA would like to use our existing energy policy document, modify accordingly, and pay us for half of our legal expenses in creating the policy document. Legal expenses in 2019 were \$276.90 to create the required



document. Thorn made a motion to approve the payment of \$138.45 to our HOA from Extension #1 and provide the working energy policy document. Steve seconded. Vote: Thorn, Steve, and Denny in favor; Nick opposed. Motion passes 3-1.

- **Neighborhood Party / Summer gathering**

A neighborhood party in conjunction with National Night Out on Tuesday evening, August 3rd was discussed. It was very successful in 2019, but cancelled in 2020 due to the pandemic. Trustees would like to host another neighborhood get together on August 3rd in the Lauraline cul-de-sac. When coordinated with National Night Out, our HOA is reimbursed \$200 of the event costs. Thorn made a motion to dedicate up to a \$500 budget towards the event. Nick seconded. Motion approved 4-0.

- **Newsletter**

Thorn will draft up the next newsletter and is looking for someone to take the newsletter development process over. **Action: Thorn will draft newsletter and send to Trustees for review.**

- **Future Trustee / Association Meeting Site**

Thorn indicated that St. Jude Church's policy has changed and they cannot allow organizations without an affiliation to the church to use space in the parish. Trustees discussed using the fire station, the North Branch library, or Northwoods Church as options to hold meetings when needed.

- **Trustee Elections / 2021-22 Intentions**

We need to solicit interest from the neighborhood for new trustees. Existing trustees need to express if they plan to run again for another one-year term. **Action items: Trustees to express intent as soon as possible; Thorn to include Trustee interest content in next newsletter.**

- **New Business**

Denny asked if we could pose an additional question to the attorney on options to restructure the association. Steve stated that it would be included in the message to the attorney.

Steve made a motion to adjourn; Nick seconded.
Meeting adjourned at 8:09 p.m.

Steve Klemm
Secretary
Chapel Park Homeowners' Association