



Chapel Park Home Owners' Association Trustee Meeting Minutes August 4, 2019

The meeting was called to order at 1:00 p.m. by Thorn Keene at St. Jude Catholic Church in room A108. Trustees in attendance: Darrell Albanito, Katie Carey, Denny Irwin, Thorn Keene and Steve Klemm.

1. Welcome – Darrell Albanito

Darrell was welcomed to the trustee group.

2. Minutes Approval – May 25, 2019

The minutes from the May 25th trustee meeting were approved unanimously.

3. Treasurer's Report

Katie reported that the cash balance on hand as of June 28, 2019 was \$13,390.70. The Treasurer will provide an income statement format for the future reports.

4. Election of Officers

The officers for 2019-2020, as voted upon by the trustees per our by-laws, will be:

- President – Thorn Keene
- Secretary – Steve Klemm
- Treasurer – Katie Carey

5. 2019-2020 Budget

The 2019-2020 association budget was discussed and unanimously approved. Dues for the fiscal year will remain at \$75 per property. The budget will be posted on the association website.

6. Neighborhood Picnic Update

Katie reported that plans for the neighborhood picnic, in conjunction with the Night Out Against Crime initiative, are in place. The event will run from 5:30 – 8:00 p.m. on Tuesday, August 6 in the Court. A big thanks goes to Katie and other neighbors for putting the event together.

7. Roofing Request – 10802 N. Dana Drive

This request was unanimously approved. The homeowner will be doing the work himself, but the initial layer of shingles will not be removed.

8. Yard Condition Update

Steve reported that all yards that were of concern have been addressed without contacting the homeowner. It was noted that the property at 10612 North Dana Drive has tall weeds on one side of the house and excessive growth along the sidewalk. Steve will contact the homeowner to discuss in more detail.

9. Directory Status Update

Denny has completed his update of the neighborhood directory. He will ask neighbors to review their respective sections at the picnic on Tuesday and will review with the remaining folks after the picnic before printing and distribution.

10. Energy Policy Statement

As a result of a requested solar panel installation, the initial Energy Policy Statement was reviewed and approved unanimously. It will be signed, filed with the County of Peoria and added to the association website.



11. Covenant Update Strategy

Thorn will call a special meeting to discuss strategy and direction for future covenant updates. Some key areas of focus have already been outlined by the trustees and will need to be reviewed in future meetings.

12. Tree Maintenance at 4-Way Stop Common Area

A subset of the trustee group will meet with the Friedmans, Denny and Robert Whitney to determine an overall plan for updating the landscaping in both common areas. The group also agreed to trim the tree at the 4-way stop. Denny is managing the tree in the common area near his home.

13. New Business

Denny expressed a concern that some homeowners did not fully understand the voting directions for the recent trustee election, especially with regard to using their proxy. Denny also expressed a concern regarding excessive speed of some automobiles in the neighborhood. Other trustees agreed but had an even larger concern with the automobiles that are not obeying the 4-way stop at Dana Drive and Wilhelm Road. The group tabled further action at this time.

Meeting adjourned at 2:24 p.m.

Steve Klemm
Secretary
Chapel Park Home Owners' Association