



Chapel Park HOA Trustee Meeting Minutes August 25, 2024

The meeting was called to order at 7:02 p.m. by President Beth Crider at Beth's home. Trustees in attendance: Beth Crider, Steve Friedman, Thorn Keene, Steve Klemm and Zach Roat.

1. Meeting Minutes Approval

The minutes from the April 24, 2024 trustee meeting were unanimously approved after a motion to approve by Steve Friedman and a second by Thorn Keene.

2. Treasurer Report

Treasurer Steve Klemm reported a balance of \$18,308.92 before net expenses of approximately \$325 for the annual neighborhood social event. A 2024-2025 operating budget was proposed by Steve Klemm, which was unanimously approved after a motion to approve by Beth Crider and a second by Steve Friedman.

Steve Klemm presented a proposed 2024-2025 dues invoice which will be for \$75 unless not paid by Wednesday, October 9, when the required dues payment will increase to \$125. The trustee group will follow up with those who have not paid three weeks after invoices are distributed to homes. The dues invoice process and amounts were approved unanimously after a motion to approve by Beth Crider and a second by Zach Roat.

3. Landscape Project at Entrance Signs / City of Peoria Grant Application

Beth confirmed that the grant awarded earlier this year for our Association for landscaping and a social event in 2024 totals \$3000. Thorn Keene reviewed the proposed plans from the Landscape Committee to enhance both subdivision signs along Wilhelm Road. A quote received on August 23, 2024 includes for each area the full removal of the two yews in front of each sign, the cutting of the two yews behind each sign, and planting three winterberry shrubs and 2 cone shape boxwoods. The quoted cost of this work by Green View is \$2340 and is to take place in September or October 2024.

4. Covenant Resolution Framework

The group discussed the current covenant framework, its validity, and potentially reverting back to the original covenant. A meeting to discuss the covenant framework is in the process of being planned for September/October 2024.

5. New Business

A meeting to discuss the covenant framework is being planned for September/October 2024.

Thorn Keene inquired about the status of holding trustee elections, which are generally held on an annual basis.

The meeting was adjourned at 8:20 p.m.

Thorn Keene
Secretary – Chapel Park Homeowners' Association