



Chapel Park Home Owners' Association Trustee Meeting Minutes September 30, 2019

The meeting was called to order at 6:06 p.m. by Thorn Keene at St. Jude Catholic Church in the Pope John Paul II room. Trustees in attendance: Darrell Albanito, Katie Carey, Thorn Keene and Steve Klemm.

1. Minutes Approval – August 4, 2019

The minutes from the August 4 trustee meeting were approved unanimously. Darrell made a motion; Katie seconded.

2. Current Account Balance

Katie provided an updated financial statement – Balance as of Aug. 30, 2019: \$13,349.63

3. Dues Payment Status

Katie reported that there are three properties that have not paid their dues. Trustees decided that we will send out the final dues notices via certified mail. There will be a final deadline of Oct. 31 for payment before further action is taken.

4. HOA Legal Representation

Thorn stated that he had received a communication regarding a foreclosure, in part of Chapel Park that is not within our Association, from Hasselberg, Rock, Bell & Kuppler. This firm is used by our Association for its annual incorporation with the State of Illinois. However, the letter referred to the firm as the Association's Registered Agent. Katie will investigate and report to the trustees.

5. Night Out Against Crime – Expenses vs. Budget

Katie will send out a copy of the final budget. She stated that we came in under the \$500 budget set for the event.

6. Homeowner Communication

A homeowner sent an email to the Association President with regard to a kids' pool located on a property within the Association. The covenants allow trustee discretion in this area, but we need to ensure it is not a permanent structure and does not create conflicts with the covenants. Steve will follow up with the homeowner to discuss the temporary pool.

7. Energy Policy Statement Filing

Katie reported that a single-sided document will be printed and filed with the County. It will then be added to the association website.

8. Roofing Request Status – 10802 N. Dana Drive

Katie reported that her project is complete. Thorn will take the action item to send out a letter to the Careys for reference.

9. Fall Landscaping

Katie referenced Hunters Trail as an example for new plants for the entrance signs. Steve and Noreen Friedman, Dan and Katie Carey, and Denny Irwin will determine what is needed for removal/planting and develop a proposal for the signs. The HOA will need to coordinate with Capt. Whitney at the four way stop. Labor may be provided at no charge and the Association will purchase the new plants. Thorn will take the action item to get in touch with the homeowners regarding the new landscaping.

10. Covenant Change Strategy

Thorn stated that we need to develop a methodology for how we enact covenant changes. We



need to determine what elements need to be addressed. Thorn stated that this process needs to evaluate other HOA covenants and request input from attorney on what other associations have done.

11. New Business

None

Steve made a motion to adjourn; Katie seconded.
Meeting adjourned at 6:50 p.m.

Steve Klemm
Secretary
Chapel Park Home Owners' Association