

# SWEPOA

Stilling Woods Estates Property Owners Association

P.O. Box 972 McHenry, IL, 60051  
Web: [www.stillingwoods.com](http://www.stillingwoods.com)

## Board of Directors Meeting July 23, 2008

### **Board members:**

*Present:* Jonathan Grandt, Trish Spengel, Steve Spizzirri, David Trebacz, Michael Zelek.

*Also present:* Ryan Hunt, new resident; Denise and Gus Konstantelos, 1705 Margaret Ct.; Peter and Mary Chupeyda, 1611 Vivian Way; Beth Fischer, 1616 Margaret Ct.; Valerie Brixy, 1706 Vivian Way Ct.; Laurie and Matt Snow, 1608 Mason Corte Drive.

### **Proceedings:**

-Call to Order: 7:33 p.m. by Spengel at State Bank of the Lakes, McHenry.

-Minutes from May 27, 2008 meeting approved by all members present.  
(*June 25 meeting was cancelled due to lack of quorum.*)

### **Treasurer Report:**

-Grandt presented a treasurer's report with the association's income and expenses for May. Closing balance as of May 31 is \$3,723.83. Motion by Trebacz to approve May treasurer's report as presented; seconded by Zelek. Motion passed unanimously.

-Grandt presented a treasurer's report for June. Closing balance as of June 30 is \$3,410.86. Motion by Zelek to approve June treasurer's report as presented; seconded by Trebacz. Motion passed unanimously.

-Grandt presented a year-to-date expense summary for the association for July 2007 through June 2008, which detailed the \$12,533.64 in expenses the association has incurred since inception. Motion by Zelek to approve the YTD expense report as presented; seconded by Grandt. Ayes: Trebacz, Grandt, Zelek, Spengel. Nays: Spizzirri.

### **Resident Comments:**

-Ryan Hunt said he is a new owner in Stilling Woods and inquired about the architectural review process. Zelek informed him that the covenants are available on the association website and that he would talk with him separately about reviewing building plans.

-Denise and Gus Konstantelos inquired if there was anything that could be done to reduce the speed of traffic along Margaret Court. Spengel responded that the village rejected a request for a stop sign, but we could pursue it again if they wanted and that the village mentioned adding speed bumps, but the residents did not want that. Gus requested that a reminder be included in the newsletter for drivers to slow down in the subdivision. Board members agreed, and that will be added to the next newsletter.

-Peter Chupeyda noted the budget was tight for the remainder of the year and asked whether another assessment was planned to cover costs. Zelek commented that the current assessment will cover costs for the current budget, which runs through December 31, but the next board will have approve an assessment to cover next year's expenses before that.

-Valerie Brixy asked if this board could give an estimate of next year's assessment. Zelek said the next board will have to set the assessment, and this board will assist in putting together a budget for next year to determine what is needed. Trebacz noted that the detailed expenses and budget should make this fairly straightforward for the next board and transparent to the membership, since the association's expenses should be relatively constant now that major expenses are completed. The new board basically has to determine how much to set aside in reserve for unexpected costs.

### **Old Business:**

-Approval of Budget – Grandt presented the July-December 2008 budget for the association. The budget projected a beginning balance of \$3,500, expenses of \$3140.08, and an ending balance of \$359.92. Motion by Zelek to approve July-December 2008 budget as presented; seconded by Trebacz. Motion passed unanimously.

-Income Tax Filing – Grandt noted that the association income tax filings are complete for the past two years and are ready to be picked up from David Welter, CPA, in McHenry.

### **New Business:**

-Annual Meeting/Election process – Spengel detailed the annual meeting, election process and notice requirements. She also presented a letter that will be mailed to property owners explaining the process. Trebacz will mail the letters to residents on July 25. The board is also seeking members to serve on the three-person Nomination Committee, which qualifies candidates to fill board vacancies, and will serve from the close of this annual meeting to the close of the next annual meeting. The Annual Meeting/Election will be held at 6:30 p.m. Tuesday, August 26 at the State Bank of the Lakes in McHenry. Anyone interested in running for the board should send written notice of intent to Trebacz at least 48 hours prior to the meeting to be included on the ballot. The new board will take office on October 15.

### **Architectural Review Committee Report:**

-Recent Review Approvals -Zelek reported that the reviews for a shed and a veranda are complete.

-Commercial Development Update -Zelek reported that the commercial developers along Lincoln Road are working with the ARC to be sure the development complements the neighborhood. Current plans include no entrance onto Margaret Court and extending the berm.

-Grass Mowing – Spengel stated that the ARC has been working with the village to address complaints of grass growing over the 8-inch restriction. The village agreed to mow some of the lawns where the property is in foreclosure. Although it had been suggested the association have the lawns mowed and then bill the owners, Spengel said homeowners should not be paying to mow others' lawns and that collection would likely be impossible on some of the properties. Spengel presented a letter that will be mailed to those in violation and after 10 days of non-compliance the property will be referred to the village.

-Street lamps – Spengel reported that the village of Lakemoor would be installing 6-7 street lamps at the intersections and in the cul de sac on Mason Corte in August. Spengel said the village building inspector said the lights are the same as the ones recently installed in Bay Oaks and will be placed as close to electrical boxes as possible. The inspector also said lines will be buried and lawns should not be torn up.

### **President Report:**

-Spengel reported that the village has replaced the missing Margaret Court street sign as requested.

### **Other Business:**

-Fall Newsletter – Spizzirri will begin preparing the fall newsletter to be available in September. It will include an announcement of the new board members.

**Closed Session:**

-No closed session.

*Next meeting: 6:30 p.m. August 26, 2008 at State Bank of the Lakes in McHenry.*

**Adjournment:**

-Motion by Spengel to adjourn the meeting; seconded by Spizzirri. Motion passed unanimously.

*Meeting adjourned at 8:40 p.m. by President Trish Spengel  
Minutes submitted by Secretary David Trebacz*