

**\*This is a draft only and not official until the board votes to accept these minutes at the next board meeting\***

### **Neucort Lakes Homeowners Association**

**April 22, 2015**

The Neucort Lakes Homeowners Association met on Wednesday, April 22, 2015 at 6:00 p.m. at Townsend Management in DeKalb, Illinois.

Present: President Keith, Director Macino, Secretary Kirchens. Absent: Treasurer Serpico, Director Wootton. Also present: Agent Shana Yoakum, Townsend Owner/Attorney Tom Townsend and homeowners.

Call to Order: President called meeting to order at 6:01p.m.

Minutes: minutes from November 20, 2014 approved motioned by Macino, Seconded by Kirchens.

Financials: Townsend reviewed the financials for first quarter of 2015. Kirchens motioned to approve financials Macino seconded the motion.

#### New Business:

Discussion about beginning a plan to start and complete the Walking path. Townsend has provided a bid from Taylor excavating. Keith explained Boards original plans for the walking path. Townsend will collect several more bids for the path. There was discussion of forming a committee to handle the bike path.

#### Homeowner Forum:

Homeowner expressed concern about his home backing up to the town pump house. He asked what the plans were for this area along with the large hole in this area. Keith explained that it is the responsibility of the Town of Cortland and was not an HOA responsibility. Homeowner asked if he could install a tall fence to block it. Keith stated that if it was approved for him it would have to be approved for all homeowners. Another homeowner in attendance suggested he plant tall trees there to block it. Same homeowner also works for the city and would try to assist the homeowner with fixing the area of concern.

Homeowner discussed a light pole that was hit the evening before. The town had been out to mark the area but ComEd has to come out to complete the work. Homeowner that worked for the city stated any concerns should be called in to Fran or Cookie at the city building.

Owner expressed concern about the communication to the homeowners and the attendance of the Board meetings. One owner suggested moving the meeting time to 7:00 and another suggested holding them on Saturdays. Homeowners feel like they were not a part of the HOA. The Board explained that throughout the years meetings have been held at different times, different days and different locations, and none of them help the meeting attendance but will make adjustments for future meetings to see if it helps the resident turnout. The Board for years had little to no attendance at Board meetings and the changing of the Governing Docs took over a year and then the hiring of Townsend Management to finish collecting the necessary ballots. Those changes were wanted by almost

every homeowner in the HOA and yet only a fraction of them voluntarily returned their ballots to make this happen. Owner expressed her concerns about the tree trimming and that there was no notification given to homeowners that this was going to take place. She felt that if the owners were aware they would have taken it upon themselves to trim their own trees. Owner suggested there be a Liaison that can communicate any upcoming events/items that they are not aware of. She believes this will help the communication between Board and owner and maybe stop future issues. Another owner suggested we send out a mailing including this information and allow homeowners to place their name for this position. This can be discussed at the next meeting and a Liaison can be named at that time. Homeowner stated they were not aware of a proxy for the election meeting. That if they had received one prior to the meeting they would've canvassed the neighborhood. Keith stated all future election meetings will contain proxies for all homeowners.

Homeowner stated there was a tree on Meadow near the stop sign that was at a 45 degree angle. Townsend will contact landscapers to address this.

Waterman stated he has a website for the neighborhood, [www.neucortlakes.com](http://www.neucortlakes.com). He has information regarding the neighborhood on this along with it being a place for homeowners to stay up to date on items affecting/regarding the neighborhood. (The only Official HOA information approved by the BOD can be found at [www.townsend-managemnt.com](http://www.townsend-managemnt.com)).

Homeowner at 214 Meadow asked if the next time trees are removed they can take the one out at the corner of her yard and not plant another one.

Election:

Election was held, ballots were counted. Matt Waterman and Dzifa Hosi-Montana were elected to the Board of Directors.

Meeting adjourned at 7:06 motioned by Keith, seconded by Kirchens.

Shana Yoakum  
Recording Secretary

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