

Date: May 6, 2025

HOMEOWNERS ASSOCIATION MEETING

INTRODUCTIONS AND BOARD RESPONSIBILITIES

- Introduce Cheryl.
- Introduce Diane.
 - How long we have lived here.
 - How long we have been a Board member (Cheryl: 2022; Diane: 2020).
 - Board duties include:
 - Collect and deposit annual dues.
 - Send the annual budget, letter, and bills.
 - Provide closing letters to title companies.
 - Keep insurance and bank information current.
 - Manage P.O. Box payments.
- Quick overview of HOA responsibilities:
 - Lot 400: insurance and upkeep.
 - Parkway along Golf Course Road: insurance and mowing.

FISCAL YEAR APRIL 2024 - MARCH 2025 RECAP

- Renewed the contract with Barone Landscaping.
 - Weekly mowing of Lot 400 and the Golf Course Road parkway.
 - Second seeding of the area at the northwest end of Lot 400 where tree removal had been completed.
- Renewed insurance with Cincinnati Insurance.
- Phase 1 moved from a property management company to self-governance.
 - Northwest Property Management Corp. had been charging \$200 annually.
 - The president of Phase 1 confirmed that homeowners there were still being charged \$200 annually.
- Set up Zelle as a form of payment with the HOA bank, U.S. Bank Crystal Lake.
 - Information concerns were still being worked out before rollout.

CURRENT FISCAL YEAR GOALS

- Finish Lot 400 - completed.
 - Seeding.
- Work with the City of Crystal Lake regarding deeding Lot 400.
 - A City contact name had been received.
 - Move forward with determining next steps.
 - Consider a vote on the matter.
- Seek at least one additional volunteer to join the Board.

OPEN FORUM / Q&A

Questions and comments from homeowners.