



2756 Caton Farm Rd.
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Fields of Shorewood Homeowners Association
Meeting Minutes from April 10, 2019

Welcome

- Meeting called to order by Dan Murphy at 7:00pm.
- Roll Call
 - Dan Murphy President
 - Elliot Nazos Vice president
 - Nichole Muhich Secretary (via phone)
 - Jeff Grigoletti Treasurer
 - Mary Pat Barney Board Member
 - Kevin Szo Nemanich Consulting & Management, Inc.

Approval of the Minutes

- Elliot Nazos motioned to approve the November 8, 2018, meeting minutes, seconded by Jeff Grigoletti. Motion carried.
- Announcement made, owners may access the meeting minutes via www.fieldsofshorewood.com if they'd like further information regarding past meetings.

Financial Report

- Kevin Szo read the financial report. The operating account contains \$98,988.68 and there is \$79,068.16 in reserves. Dan Murphy motioned to approve the financial report, seconded by Jeff Grigoletti. Motion carried.

New Business

- McCloud Aquatics Bio Dredging Information
 - The Board reviewed general information and pricing prepared by McCloud Aquatics for bio dredging ponds in the Association. Bio Dredging is an alternative to classic pond dredging and is spread out over multiple years rather than completing the project all at once. Cost savings are available, but the process is still relatively new. Pricing submitted by McCloud was tabled until a later date. More information will be needed before a decision is made.
- Spring Walk Through
 - A discussion took place regarding a spring walk through with the Association's landscaper. The Board and Management Company will schedule a date in May to complete a property inspection. Various landscaping improvements will also be submitted following the walk through. Further details will be worked out after the meeting.
- Solar Panel Discussion
 - A general discussion was held by Board over specific guidelines that should be applied to solar panel installation. All Board Members voiced opinions on the subject. Dan Murphy recommended minor restrictions to maintain a universal look for all solar panels such laying flat on roof, cables/mounts must not protrude



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or overhang front/rear/side and cannot put in front of home unless it would reduce function to be kept in rear (please note these are only suggestions that were given during meeting). The Board will determine guidelines in the coming months after drafts are completed.

- Back of Home Definition
 - A brief conversation regarding the ongoing interpretation of “the back of the home” as it pertains to architectural improvements was held. The Board addressed questions presented by an owner to offer clarification.

Homeowners Open Forum

- The Board discussed a possible newsletter which would be operated by the Board. An “email blast” could be sent to owners who signed up via the Fields of Shorewood website. To see if owners were interested in a newsletter, a signup prompt will be added to the website for owners to access. A newsletter would only be created if owners are interested in receiving this information.
- Jeff Grigoletti raised concerns over neighboring farm field and the fertilizer/pesticide being used. Also mentioned that these chemicals end up in the border pond and negatively impact pond conditions. NCM will obtain additional information for the Board.

Adjournment

- Dan Murphy motioned to adjourn the meeting at 8:17pm. Seconded by Elliot Nazos, motion carried.