



2756 Caton Farm Rd.
Joliet, IL 60435
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Fields of Shorewood Homeowners Association
Meeting Minutes from June 4, 2019

Welcome Meeting One

Meeting called to order by Dan Murphy at 7:02pm.

Roll Call

- Dan Murphy President
- Elliot Nazos Vice president
- Nichole Muhich Secretary (via phone)
- Jeff Grigoletti Treasurer (absent)
- Mary Pat Barney Board Member (absent)
- Kevin Szo Nemanich Consulting & Management, Inc.

Approval of the Minutes

Dan Murphy motioned to approve the April 10, 2019, meeting minutes, seconded Elliot Nazos. Motion carried.

Financial Report

Kevin Szo read the financial report. The operating account contains \$89,721.42 and there is \$79,068.56 in reserves. Nichole Muhich motioned to approve the financial report, seconded by Elliot Nazos. Motion carried.

Old Business

Solar Panel Rules Discussion

- The Board discussed general architectural guidelines created by Dan Murphy. Elliot Nazos motioned to approve solar panel guidelines as written by Dan Murphy, seconded by Nichole Muhich. Motion carried.
 - Solar panel guidelines – Solar panels shall be placed to cause minimum visual impact on surrounding Residences [Article III, Section 3.03 a – d]. Unless the panels would be otherwise inoperable due to shade, panels should be placed on the rear roof of a home. Panels should be far enough from the ridge lines/edges so that they do not protrude above or from sides of the house outline when viewed from the opposite side of the home. Panels should be of the same size and shape and placed together to avoid gaps between individual panels. Panels must be flush with the roof to which the panels are being mounted. The collector surface should be parallel to the roof (flat against) and as close as mounting hardware permits. Pipes, wires, electrical panels, and mounting hardware must be unobtrusive. Large collector systems will be disallowed unless roof is constructed up around the system to give the appearance of being part of the roof.
 - An official copy will be added to the Rules & Regulations, mailed to the owners and posted to www.fieldsofshorewood.com.



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Newsletter Follow-up

- The Board determined a newsletter would only be created if a majority of owners showed interest by signing up via www.fieldsofshorewood.com. Nemanich Consulting will include information about a potential newsletter in an upcoming mailing. Owners will be instructed to sign up via the Associations website.

Homeowners Open Forum

- An owner observed dead fish in the southern pond. Nemanich will contact Clarke Aquatics for further information to determine the cause. The Board also requested Nemanich to contact FCO about weed treatment for possible cause.
- The Board requested a landscaping estimate from FCO which outlines all current planting beds and provides a detailed plan for removals/replacements. A walk through will also be scheduled with FCO before the end of July. Inclement weather postponed a walk through from taking place in May.

Adjournment

Dan Murphy motioned to adjourn meeting one at 7:42pm. Seconded by Elliot Nazos, motion carried.

Welcome Meeting Two

Dan Murphy called the annual election meeting to order at 7:43pm.

Call of Candidates

Quorum requirements were not met, and no election took place.

- Board will remain the same for one year until next annual election.
 - Dan Murphy, Elliot Nazos, Nichole Muhich, Jeff Grigoletti and Mary Pat Barney.
 - Jeff Grigoletti and Mary Pat Barney did not seek reelection and resigned from the Board.
- Dan Murphy motioned to appoint Robb Martin to the Board for a one-year term, seconded by Elliot Nazos. Motion carried unanimously.

The 2019 – 2020 Board of Directors is as follows:

- Dan Murphy – president (up for reelection 2020)
- Elliot Nazos – vice president (up for reelection 2020)
- Nichole Muhich – secretary (up for reelection 2020)
- Robb Martin – treasurer (up for reelection 2020)

Adjournment

Dan Murphy motioned to adjourn meeting two at 7:48pm. Seconded by Elliot Nazos, motion carried.