



2756 Caton Farm Road

Joliet, IL 60435

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Fields of Shorewood Homeowners Association
Meeting Minutes – June 18, 2020

Meeting Welcome: Meeting called to order by Dan Murphy at 7:20 p.m.

Board Roll Call: Dan Murphy, Nichole Muhich & Robb Martin.
Kevin Szo also in attendance from Nemanich Consulting.

Financial Report: Kevin Szo gave the May 31, 2020 financial report. The operating account totaled \$95,864.48 with reserves accounts at \$109,633.02. Report indicates the Association is on track with the 2020 budget. Dan Murphy motioned to approve the May 2020 financial report, seconded by Robb Martin. Motion carried, none present opposed.

Old Business

Monument Sign(s) Light Installation

- After a brief discussion about solar light options provided by Nemanich Consulting, the Board approved the purchase and installation of solar lights for the River Road entrance sign before illuminating the Black Road entrance sign.
- Dan Murphy motioned to approve the purchase of one set of solar lights not to exceed one-hundred forty dollars (\$140), seconded by Robb Martin. Motion carried, none present opposed.
 - Nemanich Consulting will purchase lights for the River Road entrance sign and schedule installation soon after order arrives. Additional lights will be discussed for Black Road's entrance. Nemanich also checking on whether upgrades are offered for solar lights.

New Business

2020 Landscaping Improvements Approval

- Additional revisions were made to KD's landscaping improvements estimate for the border fence along River Roads. The Board moved to table KD's improvements estimate for a later time.
- Robb Martin motioned to approve KD Landscaping for 2020 grub control totaling three-thousand one-hundred dollars (\$3,100), seconded by Dan Murphy. Motion carried, none present opposed.
- Dan Murphy motioned to approve KD Landscaping for deep root fertilization totaling one-thousand three-hundred dollars (\$1,300) per application, seconded by Robb Martin. Motion carried, none present opposed.

Upcoming Election

- The Board requested NCM inform owners of the upcoming election meeting. The Board is actively searching for additional members to fill vacancies.
- Management will include information about open positions and request owners submit their intentions to run.



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Homeowner Open Forum

- Board requested update from Management Company regarding Nemanich website and architectural applications. NCM updating main website to allow owners option to post items directly to website rather than emailing information. Updates are also being completed to the Fields of Shorewood website.
- An owner requested information on prior amendments for fence modifications and swimming pools. The amendments were tabled because of a lack of support or interest. The owner is willing to go door to door for signatures to “reopen” the amendments. If there is enough support for approval (75% of membership needs to agree) then the Board will reopen the amendments for an official vote.
- Late fees will not be issued for 2021. This is in response to financial difficulties many owners are experiencing during the pandemic.
- Board requested NCM contact the attorney regarding “temporary” architectural items. If it’s possible to allow restricted items only for 2020 because of the stay at home orders during pandemic. NCM will contact attorney for additional information.

Adjournment

- Dan Murphy motioned to adjourn the meeting at 8:40 p.m., seconded by Robb Martin. Motion carried, none present opposed.