



2756 Caton Farm Road  
Joliet, IL 60435  
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Fields of Shorewood Homeowners Association  
Meeting Minutes – November 24, 2020

Meeting Welcome: Meeting called to order by Dan Murphy at 7:04 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 October 31, 2020 financial report. The operating account totaled \$66,332.47 with reserves accounts at \$110,327.21. Report indicates the Association is on track with the 2020 budget. Dan Murphy motioned to approve the October 2020 financial report, seconded by Robb Martin. Motion carried, none present opposed. NCM obtaining CD rates for the Board to review, but rates dropped considerably during 2020.

#### Old Business

##### Recap of Improvements Completed in 2020

- Kevin Szo with Nemanich Consulting provided the 2020 recap. The Association approved and installed solar light at the River Road entrance sign. Additional lights are being discussed for the same locations and Black Road's entrance sign. Various landscaping improvements were approved that included numerous repairs, removals and replacements. A full summary of landscaping installations are included in previous minutes for further information.

#### New Business

##### 2021 Pond Maintenance Renewal Contracts Approval

- After a brief discussion Dan Murphy motioned to approve Clarke Aquatics for the proposed three year (3 yr.) contract totaling \$6,033 (2021), \$6,033 (2022) and \$6,833 (2023), seconded by Nichole Muhich. Motion carried, none present opposed.
  - Nemanich requesting price reductions before signed contract is forwarded to vendor. Board will receive an update once Clarke provides reduction information.
  - As renewal stands, Association will save a total of five-hundred dollars (\$500) for 2021 and 2022 seasons. An increase is shown for year three of contract.

##### Approval of 2021 Budget

- Nichole Muhich motioned to approve the 2021 proposed budget with a reductions to the annual assessment, seconded by Dan Murphy. Motion carried, none present opposed. Reduction to assessment will be communicated to owners via the year end approved budget mailing sent by the Management Company.
  - Assessment reductions for 2021 is being done as a courtesy to owners struggling financial during the pandemic. The Board wished to make it known that assessment levels will be adjusted to their normal level for 2022.



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#### Future Improvements / Maintenance

- In spring 2021 KD will begin improvements to the border fence off River Road.
- The Board approved purchasing additional solar lights for the entrance sign off River Road. Approval was also given for purchasing solar lights for the Black Road entrance sign. The Management Company will purchase solar lights as requested and install them once received.
- KD providing estimates to replace trees off Black Road where diseased/dying trees were previously removed.
- KD completed shoreline spraying as previously approved. Board requested timeframe when work was completed. NCM contacting vendor for information.
- Dan Murphy motioned to approve IL Tree Service for tree trimming and removal of trees next to the south pond not to exceed nine-hundred and forty dollars (\$940), seconded by Robb Martin. Motion carried, none present opposed.
  - Management requesting vendor submit an updated estimate for tree removal/trimming next to south pond. Vendor revisiting site to update price accordingly.

#### Homeowner Open Forum

- Board was given an updated from Management regarding Nemanich's website and architectural applications. The updated NCM website is expected by the end of January or middle of February 2021.
- The Board will provide Management with meeting dates for 2021.
- The Fields of Shorewood website will be updated with new pictures (spring 2021), meeting minutes from 2020 and several other updates.

#### Adjournment

- Dan Murphy motioned to adjourn the meeting at 8:01 p.m., seconded by Robb Martin. Motion carried, none present opposed.