

FIELDS OF SHOREWOOD HOMEOWNERS ASSOCIATION

2756 CATON FARM ROAD | JOLIET, IL 60435

PHONE: (815) 609-2330 | FAX: (815) 609-2335

Fields of Shorewood Homeowners Association
Meeting Minutes – April 15, 2021

Meeting Welcome: Meeting called to order by Dan Murphy at 7:09 p.m.

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

Financial Report: Kevin Szo from Nemanich Consulting deferred reading of the financial report to a later time due to a discrepancy observed by Management before the meeting. Management will provide an updated financial report to the Board on April 16, 2021.

Old Business:

Updates from Previous Meeting

- 1) Kevin Szo with Nemanich Consulting stated KD Landscaping begins installing all previously approved landscaping improvements in late April or early May 2021. The approved contract includes watering all-new plant materials to ensure survival.
- 2) Management negotiated a lower seasonal pond maintenance contract with Clarke Aquatics following the November 2020 meeting and received approval for a term of three (3) years.
- 3) Management installed one additional set of solar lights at the entrance monument sign off River Road and Vertin Blvd., as approved. Solar lights were also installed at the entrance monument sign off Black Road and Wildflower Drive. Management requests for Board feedback about the solar lights to ensure they function correctly and determine whether further adjustments to panel location are required. Minor changes to solar panel placement occurred at the north entrance before the April 2021 meeting, and Management expects Black Road's entrance requires similar adjustments.

New Business:

Proposed Rules Discussion & Approval - Payment Plan Monitoring Fee

- 4) After a brief discussion, Dan Murphy motioned to approve the Payment Plan Monitoring Fee Rule as proposed, seconded by Robb Martin. Motion carried, not present opposed.
 - a. Management scheduled to mail the approved Payment Plan Monitoring Fee Rule to the membership in an upcoming memo.
 - b. Rules found on the Association's website are also being updated to reflect the newly adopted rule change.

Schedule Property Inspection:

- 5) Management will contact the Board and landscaper to schedule a property inspection for improvements and repairs.

Homeowner Open Forum

- 6) The Board requested the following from Management:

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- a. To Board requested Management update the “border fence replacement” reserve CD to indicate new pricing provided in spring of 2021.
- b. Obtain estimates for the Muskrat Trapping (North Pond), Shoreline Herbicide Application, and Cleaning of Grates at North & South Ponds.
- c. The Board requested for Management to complete a property inspection for violations and review violations observed by the Board.
- d. The Board permitted one owner to obtain signatures to determine whether enough support exists to reopen and approve the previously discussed fence amendment because the amendment did not receive enough support to continue. The Association would reopen the fence amendment for an official vote if signatures obtained exceed or equal the minimum approval requirements of seven-five percent (75%) of total units for approval.
- e. Inspect and determine the purpose of staked flags along the entrance of River Road and Vertin Blvd.
 - i. Management inspected the location and contacted the Village of Shorewood to confirm that staked flags indicate utility lines via J.U.I.L.E Dig for construction work planned at the intersection of River Road and Black Road. The Association is not required to take any further action.

Adjournment

- 7) Dan Murphy requested Management send notification to the membership about vacancies on the Board and request owners submit their names for the upcoming election scheduled for June 10, 2021. Management will include information in the subsequent meeting notice for the Fields of Shorewood HOA.
- 8) Dan Murphy motioned to adjourn the meeting at 7:50 p.m., seconded by Robb Martin. Motion carried and none present opposed. Meeting adjourned at 7:50 p.m.