

# FIELDS OF SHOREWOOD HOMEOWNERS ASSOCIATION

2756 CATON FARM ROAD | JOLIET, IL 60435

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

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Fields of Shorewood Homeowners Association  
Meeting Minutes – June 10, 2021

**Meeting Welcome:** Meeting called to order by Dan Murphy at 7:10 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 read the May 31, 2021, financial report and provided a digital copy to owners in attendance. The operating account totaled \$76,103.48 with reserves totaling \$110,752.16. Robb Martin motioned to approve the May 31, 2021, financial report, seconded by Dan Murphy. Motion carried, none present opposed.

## **Old Business:**

Property Management Miscellaneous Updates

- 1) Kevin Szo from Nemanich Consulting reported installations took place for all new landscaping improvements; however, approximately thirty (30) plants did not survive. KD Landscaping ordered replacements for reinstallation at no charge to the Association.
  - a. The Board requested Management obtain written confirmation from KD Landscaping that watering approved in the original improvements contract extends to the replacement plants. Management intends to contact the landscaper after the meeting concludes for an update.
- 2) Management also reported complaints it received from the membership about algae blooms in the north pond. Clarke Aquatics received all complaints regarding algae for a solution. Seasonal pond maintenance began in May 2021, and additional treatments to address algae are likely needed if standard treatments, through the contract, do not resolve the algae bloom.

## **Ratification of Contracts:**

- 3) Dan Murphy motioned to ratify Nuisance Wildlife for a flat rate of \$1,500 to trap muskrats in the north pond, seconded by Robb Martin. Motion carried, none present opposed.
  - a. Management stated additional muskrat trapping could occur if owners report any further activity in the north pond once trapping concludes. The vendor planned to visit the property on June 10<sup>th</sup> or 11<sup>th</sup> to set up traps.
- 4) Robb Martin motioned to ratify JD Remodeling for border fence repairs off River Road (behind 1112, 1114 & 1116 Trillium Lane) totaling \$850, seconded by Nichole Muhich. Motion carried, none present opposed.

## **New Business:**

- 5) KD Landscape Proposed Estimate(s)
  - a. Nichole Muhich motioned to approve KD Landscaping for grate cleaning not to exceed \$1,100, seconded by Robb Martin. Motion carried, none present opposed.

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- i. Management will request a price reduction to the grate cleaning total price as instructed, and provide an update to the Board once received.
- b. Dan Murphy motioned to approved KD Landscaping for shoreline herbicide treatments along the north and south ponds totaling \$2,365, seconded by Robb Martin. Motion carried, none present opposed.
- c. The Board tabled KD Landscaping's estimate for Plant Health Care that included fungicide treatment, additional tree fertilization, and grub control to obtain secondary pricing. Management will acquire alternative pricing as instructed for Board review.

## **Homeowner Open Forum:**

- 6) The Board requested Management obtain an answer from KD Landscaping about scheduling aeration and overseeding applications for 2021 at no additional charge, as previously discussed during the approval of the major landscaping improvements contract. Management following up with vendor for clarification before updating the Board.
- 7) Nichole Muhich requested the remaining Board Members to review an architectural application recently submitted to Management by 1108 Trillium Lane. The Board reviewed the application and provided approval after finding no problems with the proposed improvement. Management will provide a letter of approval to the owner.
- 8) Robb Martin inquired about violations he observed and reported to Kevin Szo with Nemanich Consulting. Kevin plans to review the reported violations during a property inspection within the next 5 business days. Management will send violation letters to at-fault addresses for resolution.
- 9) Owners from 1215 Vertin Blvd., requested additional information about a previous architectural application. The Board and owner discussed the application after the meeting concluded.
- 10) The Association did not receive the name of owners interested in running for the Board of Directors and received no ballots following the second meeting notice mailing. Two owners present during the meeting showed an interest in joining the Board.
  - a. Nichole Muhich motioned to appoint Michal Jankowski and Tracy Griffith to the Board of Directors for a one-year term, seconded by Robb Martin. Motion carried unanimously, none present opposed.
  - b. The Board extends a warm welcome to its newest members and looks forward to new ideas for the community.
- 11) Nichole Muhich announced her resignation from the Board of Directors after serving the Association for six years. Dan Murphy publicly thanked Nichole Muhich for all her hard work and time invested in the community.

## **Meeting Adjournment:**

- 12) Dan Murphy motioned to adjourn the meeting at 8:00 p.m., seconded by Robb Martin. Motion carried and none present opposed.