

**FOX CREEK HOME OWNER'S ASSOCIATION (FCHOA) MEETING**

**July 2020 Agenda**

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| Topic      | FCHOA Agenda  |
| Date, Time | July 22 <sup>nd</sup> , 2020 at 7pm   |
| Location   | Brad Van Camp's house   |
| Author     | Brad Van Camp   |
| Attendees  | Dave Dombrowski (DD), Lisa Pelagio (LP), Garrett Seaman (GS), Brad Van Camp (BVC)<br>Tom Bihun (TB) |

| Item       | Topic  |
|------------|--|
|            | <b>Call to order 7:03pm</b>  |
| <b>1.0</b> | <b>FCHOA Board (FCB) Topics</b>  |
| 1.1        | Review of the 2020 budget <ul style="list-style-type: none"> <li>DB provided board with an update on the 2020 budget (outstanding dues, revenues and current costs).</li> </ul>  |
| 1.2        | Handling of unpaid dues <ul style="list-style-type: none"> <li>1<sup>st</sup> notice to everyone (around 2/15/20)</li> <li>2<sup>nd</sup> notice to unpaid dues +interest (around 4/15/20)</li> <li>3<sup>rd</sup> notice to unpaid dues + interest + lien (around 5/15/20)</li> <li>Due to financial circumstances of COVID-19, the third notice of unpaid dues will be interest free for the remainder of 2020 but will require written acknowledgment and a mutually agreed upon plan for payment from owner to HOA.</li> <li>An immediate lien with Kane County will be processed on the property owned by Giesler Construction, with outstanding dues of \$6,715.05 along with all costs incurred by the HOA for mowing of the lot.</li> <li>New lien's will be placed on any delinquent dues if no communication from the property owner is made by EOY 2020.</li> </ul> |
| 1.3        | Enforcing the by-laws / covenants <ul style="list-style-type: none"> <li>Fall – HOA Board will communicate a list to all community members of common infractions</li> <li>Address infractions from anonymous letter to the HOA Board with individual property owners via written notice.</li> <li>Discussing about new infractions to be addressed via a written letter (e.g. trailers on street side for in excess of 48 hours)</li> </ul>  |
| 1.4        | Changing of signers on the Old Second Bank account. <ul style="list-style-type: none"> <li>The FCHOA Board recommends making the change of official financial signers for HOA's Old Second Bank account. Change will be made to Brad Van Camp, Dave Dombrowski, Tom Bihun.</li> </ul>  |
| 1.5        | Removal / replacement of pine trees / planting additional trees <ul style="list-style-type: none"> <li>2 dead trees have been removed. TB will look into the cost to replace with a new trees to improve look of common area.</li> <li>Review new areas for tree planting to improve look of common areas.</li> </ul>  |
| 1.6        | Proposal for stocking the pond <ul style="list-style-type: none"> <li>TB presented plan for stocking the pond along with total costs. Board requested a 2<sup>nd</sup> proposal to be presented with a reduction in cost and clarity of need for some species like carp that were recommended by McCloud Aquatics.</li> </ul>  |
| 1.7        | Cleaning out of storm drains   |

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|            | <ul style="list-style-type: none"><li>• Board asked TB to request a quote and scope of the work by for cleaning out drains to ensure proper drainage across properties and ponds. TB to contact former contractor Jerry Snow</li></ul> |
| 1.8        | Vacant lots <ul style="list-style-type: none"><li>• Update and board discussion regarding the vacant lots on Ellis Johnson owned by Brauer's.</li></ul>  |
| 1.9        | Street lights <ul style="list-style-type: none"><li>• Board reviewed the project completed in February. HOA has recognized savings on electric costs due to the switch to LED.</li></ul>   |
| 1.10       | Fox Creek speed limit <ul style="list-style-type: none"><li>• Update: The township is continuing to review the HOA's request to reduce neighborhood speed limit to 25mpg.</li></ul>  |
| 1.11       | Covenants Review <ul style="list-style-type: none"><li>• GS to seek counsel on process to review FCHOA covenants in an effort to modernize existing language.</li></ul>  |
| <b>2.0</b> | <b>Architecture Review Board Topics</b>  |
| 2.1        | <ul style="list-style-type: none"><li>• Board confirms the increase of new home square footage approval by the ARB. New minimums are as follows: 3000sq/ft for 2-story and 2500sq/ft for ranch</li></ul>                               |
| 2.2        | Energy Policy has been adopted <ul style="list-style-type: none"><li>• FYI Only</li></ul>  |
| <b>3.0</b> | <b>Upcoming Board Meetings</b>   |
| 3.1        | <ul style="list-style-type: none"><li>• Next board meeting 11/11</li><li>• Notice to run for the 2021 board</li></ul>  |
|            | <b>Adjournment</b> <ul style="list-style-type: none"><li>• <b>9:12p</b></li></ul>  |