

Topic: Fox Creek Agenda Items and Minutes

Date: August 15, 2022

Location: First Congressional Church on LaFox

Attendees: Jim McKelvie, Tom Bihun, Terri Jacobsen, Jerry Brauer, Dustin Ackman

The meeting was called to order at 6:30pm

June 25, 2022 & July 26, 2022 Minutes:

- The previous meeting minutes from June 25<sup>th</sup> were corrected and approved. The minutes from the July 26, 2022 meeting were approved.

Financial Update:

- Updated financial information was provided to each board member prior to the meeting that show actuals vs. plan through July of 2022 and
- A detailed listed of expenditures for July were distributed.

CICAA (Illinois Common Interest Community Association Act):

- The attendees reviewed and discussed the lawyers response to recommended changes involved with adopting the CICAA. A vote was taken and it unanimously approved to move forward with the rewrite and adopting the CICAA at a cost of \$2,500. The law firm of Costello, Sury & Rooney will complete the work. The old developer language will be removed and the lawyer has stated this can be approved by 2/3 vote of the board members.

Sidewalks:

Mudjacking and Concrete contractors submitted proposals for the scope of work identified. Two estimates were received for mudjacking and 3 from contractors that do concrete replacement. The approval of the mudjacking was given to proceed with a NTE amount of \$6,750. An approval to proceed with the replacements of NTE \$6,000. Total approved was \$12,750.00.

- 9/21/2022 An additional vote was taken via email to approve an additional \$900.00 for the side walk work. As we walked the property again we found some additional needed work needed. An Email vote was taken and it unanimously approved.

Tree Replacements:

- The board approved replacement of 6 trees. Tom Bihun provided an estimate. Other estimates will be obtained. It was agreed that the trees should have a 3 year warranty.

Open Discussion:

- Tim Totman provided a document that would be helpful to those considering solar panels.

A motion was made to adjourn the meeting at 8:00pm and it was unanimously approved.