

SWEPOA

Stilling Woods Estates Property Owners Association

P.O. Box 972 McHenry, IL, 60051
Web: www.stillingwoods.com

Board of Directors Meeting November 4, 2019

Board Members:

Present: Deborah David, John Gonzales, Bob LoPresti

Also Present:

Mike and Pam Fullmer, newly elected Association Board Members

Proceedings:

- Call to Order: 6:08 p.m. by LoPresti at McHenry Bank & Trust.

- Approval of April 8, 2019 minutes. Motion made by LoPresti, seconded by Gonzales. Motion passed unanimously.

Resident Comments:

- Tim Byers raised questions regarding expanding driveway and fencing and adjusting the culvert. LoPresti explained proposed drawings for driveway and fencing must be sent to Architectural Review Committee prior to seeking permit from Village. Village will not submit permit without Committee Approval. The culvert issue will need to be discussed with the Village.

2020 budget/Entries:

- David presented 2019 registry report thru 11/4/19. \$6,842.77 current bank balance. Projected year-end balance \$5,800. A check in the amount of \$48.08 for printing and postage of 2020 budget letter presented and approved.
- Approval of 2020 Budget and Assessment – David presented the proposed budget of \$13,179 in expenses with a yearly assessment of \$130. After much discussion regarding the necessity to remove and replace pine trees to restore the beauty of the entrances with the residents present at meeting, a Motion to amend the 2020 annual assessment to \$200 was made by Gonzales and seconded by LoPresti. Motion passed unanimously.
 - The board will obtain several proposals from landscape companies. A communication will be sent to residents with adjusted landscape budget/assessment. The letter will contain the landscape proposal amounts, explanation of the necessity for this work, the fact this is a one time increase and clarification that the board reviews assessments each year, plus a listing of assessment fees for the past 10 years.
- Byers suggested reaching out to Lakemoor or McHenry about possibly watering our entry landscaping. He volunteered to talk to McHenry.

- LoPresti to investigate possible purchasing of trees now to obtain a discount; but leaving at the nursery until spring for planting.
- The Fullmer’s informed Board they have existing, healthy pine tree that they are looking to have removed. Board will look into possibility of relocating to entrances; or if too large ask residents if anyone could take.
- Gonzales offered to handle replacing entry signage.
- Board discussed looking into more efficient lighting. David to replace burnt spot light bulbs at Lincoln Road Entrance. Halogen bulbs previously used have been discontinued. David will replace with more efficient LED bulbs.

Architectural Review Report

- One shed was approved after drawing revised to include cement floor.
- Another request for a proposed shed was put on hold until spring.

Election of New Directors:

- There were no candidates on the ballot to fill three vacancies, each for a 2-year term. Nominations from the floor included Pam Fullmer and Mike Fullmer.

New Directors Announced:

- Pam and Mike Fullmer were elected to the Board of Directors for 2-year terms, expiring on Nov. 15, 2021.
- **New Board of Directors:**
 - Bob LoPresti, President
 - John Gonzales, Vice President
 - Pam Fullmer, Secretary & Treasurer
 - Mike Fullmer, Director

2020 Board Meeting Dates

April 20, 2020
 November 9, 2019 (Annual Election & Budget Meeting)

2020 meetings planned to start at 6:00pm at McHenry Bank & Trust in McHenry. Check the website for any changes in the future.

Next meeting: 6:00pm April 20, 2020 at McHenry Bank & Trust in McHenry.

Adjournment:

- Motion by LoPresti to adjourn the meeting; seconded by David. Motion passed unanimously.

*Meeting adjourned at 7:10 pm by President, Bob LoPresti
 Minutes submitted by Former Secretary, Deborah David*