

Petite Lake Highwoods Association

Annual Meeting minutes for 10/2/2021

1. **Meeting called to order:** 9:21am
2. **Officers Present:** Bob Leavitt, Shannon Turk, Joe Kozlowski, Sam Terranova, Amanda Wood, Mary Sena, Lauren Hart
3. **Officers Absent:** none
4. **Introduction of new members:** Tom Wandlowski, Jane Esposito, Rob Schindler, Joel Dodds
5. **Present and Adopt agenda:** Joe Kowslowski accepts, Toni Woodmaster seconded
6. **Read and approve minutes from 9/28/2019 meeting:** Robert Accepts, Nina Whittaker seconded
7. **Election of Officers:**

Rick Wood volunteered to preside over the election of new officers.

- A. President - Bill Brooks nominated Bob Leavitt, Bob accepts.
- B. Vice President - Joe Kozlowski nominated Shannon, Amanda seconded, Shannon accepts
- C. Treasurer - Bob Leavitt nominated Amanda Wood, Shannon Turk seconded, Amanda accepts
- D. Secretary - Sam Terranova nominated Lauren Hart, Amanda, Shannon and Joe seconded, Lauren accepts
- E. Beach Commissioner - Barb Bradley nominates Joe Kozlowski, Toni seconded, Joe accepts
- F. Park Commissioner - Barb Bradley nominates Sam, Shannon Turk seconded, Sam accepts
- G. Road Commissioner - John Sena nominates Mary Sena, Amanda seconded, Mary accepts.

8. **Public Comments:**

Toni Woodmaster wanted to talk about the special assessment on the budget. Bob Leavitt explained that the special assessment is in there because the original bylaws stated that it would be \$15 for the yearly assessment so the special assessment is a way around increasing the annual assessment.

Barb Terranova asked if we will have street cleaners again. Mary Sena said yes and that on Tuesdays we can put out brush and shrubs and they will do free pickup. Joe Kozlowski also said how hard Mary has been working on getting the roads crew out to improve our neighborhood.

Tim Latta asked about weed abatement. Bob Leavitt said he would like to discuss that more when we discuss the budget. Joe K. also mentioned there has been an increase in zebra mussels.

Amy Hagedorn commented on how the new lights at the front of the neighborhood look really good.

Nina Whittaker mentioned the amount of speeding that is happening along Highwoods, and that her new neighbors have small kids. *will discuss during budget Sam Terranova has some ideas to address speeding**'

Tim Amato mentioned the amount of golf balls in his yard. He was wondering if anyone has ever mentioned it to the golf course. Bob Leavitt said we have in the past but there are new owners of the course now. *will add to the next monthly meeting agenda to discuss golf ball situation*

Peter Eiseth asked about the fence on Lance Carr's property and if there is anything that can be done. He also stated that Lance has put nails in his driveway (Peter's). The board recommended that he contact law enforcement if there is any activity like that going on.

Chris Bradley brought up unkept yards (ex: the jetskis in the front yard of Forest and Highwoods). The board explained that a letter was sent to the homeowners and they have been removed. If something else is noticed please let the board know.

9. President's Report:

Bob Leavitt thanked the current Board, noted that the pandemic caused us to not have an annual meeting and our monthly meetings were spotty. We are getting back on track. Also thanked Sam Terranova for getting our insurance decreased and for ordering the new picnic tables for the park. We are moving towards lower maintenance in the Park area. Sam also spearheaded welcome baskets for new neighbors. Would like to move towards having a welcome committee.

10. Other Reports:

Joe Kozlowski:

- weed abatement has been an ongoing issue. Pellet can no longer be applied, it now has to be a liquid, but there are several variables that dictate when the weed application can be done. Joe said doing it ourselves doesn't really save money. He is well aware of the weed issues, but there is an improvement from past years. We only did one application this year. Discussed moving back to two yearly applications. Joe thinks we will need to step up applications. Application is only done between Spring and Petite Lake.
- there will be one pier opening up but it is a limited pier, there are currently four people on the waiting list for piers
- Lou Arne mentioned that Cypress Resort has 1 pier but 14 spaces, and asked if that is something that can be done. Bob mentioned not wanting to draw attention because we have to abide by the Fox Waterway laws. Joe K. also explained that when the piers were originally laid out, they were taking pontoon boats into consideration. Joe said now we have to stay within the EPA standards.

Mary Sena

- explained that when lights and things are out she contacts Jim Jorgeson and he then reports to ComEd, and that correspondence can take some time. If you notice something going on, take a picture and email it to her, so she can have it addressed.

Sam Terranova

Sam wants to work on the speeding issue throughout the neighborhood. He got quotes for new signs. Also mentioned speed bumps, but they will need to be removed prior to snow plows. There are also other legal issues that will need to be discussed. Lou Arnie asked about signs that track your speed. Sam mentioned those are about \$5,000 a piece. Barb Bradley asked about the stop sign at the front of the neighborhood. Mary Sena will ask Jim Jorgeson about one that lights up. Lou Arnie also said he could go to the village and ask about a speed tracker.

Sam asked if everyone wants to keep the flags up throughout the neighborhood. Majority approved. He is working towards low to no maintenance in the park areas.

There was a question about getting garbage bins down by the beach, Sam stated that the park maintenance budget needs to be increased. Robin Aerne asked if there was a dollar amount that needs to be approved? Sam also mentioned that he would like to do more picnic tables and benches. Sue Payne said she works at Uline and does get a discount if the Board needs her to order anything. Sam said for spring cleanup, he would like to replace pier boards and move towards maintenance-free for the, as well as replacing/fixing the north Pier. The existing pier at the North Park is in very rough shape. Robin Arnie asked what the budget would need to be increased by, Sam said he was thinking \$2,500. Robin Ernie made a motion to increase the budget to \$3,000. Joe Prindle and John Cena seconded.

Sam also said we are going to switch the lights in the park and add lights to the piers.

Joe Prindle asked about a gazebo. Sam said it is something we have been discussing but we are working through the liabilities of having one installed.

Joe Kozlowski mentioned the concrete needing to be redone at the boat launch. Tim Amato said he does concrete work for a living and volunteered to spearhead the project.

11. Treasurer's Report, audit report and budget

Amanda reviewed the budget. We received \$6,000 more than our budget.

There have been association cost increases in the following areas:

PO Box \$48 increase

Beach license from the state \$228: would like to budget \$300

*Joe Kozlowki stated that the state comes out to test the water at the beach weekly.

Porta Potty increased in cost, would like to increase the budget to \$1000.00

Net income was \$5736.36

2020 income: a little over \$8000.00

Barb Bradley asked what percent interest we get. Amanda told her since we are a nonprofit we have to be careful on what we make.

Motioned to approve a \$3,300 increase on the budget to help cover the increased cost for the PO Box, the beach, and the porta potty.

Kathy Latta motioned, Joe Prindle second. All ayes.

- Audit was done by Dawn Langellier, Amy Hagedom and Miah Livermore.

Amanda requested that everyone pay their association fees and pier slips by December 1st. She also asked that everyone write a check since they will not allow her to deposit cash at the bank into the association account.

Joe Prindle asked about using paypal or Zelle for payment, the board will check into it.

12. Acceptance of Proposed Budget:

Kathy Latta motioned, Joe Prindle seconded

13. New Business

Neighborhood Social Events: Joe Prindle would like to head a social events committee. Rick Wood will also join him in planning neighborhood events.

*Budget for the social committee will need to go under "special projects". The budget can be approved at \$1000.00

* Motion to amend the budget, Kathy Latta motioned, Lauren Hart seconded, all "ayes" to the social committee.

Joe Prindle also said we can roll the welcome committee into the social committee.

14. Old Business

- Remember to Check out the PLH Facebook page
- Maintain welcome committee
- Update by-laws. Robin Aerne said they tried years ago to change the by-laws. The board wants to change the by-laws to not have the "super majority" in attendance to be able to make changes to the by-laws.

15. Adjourn:

Meeting adjourned at 10:37am

Submitted by: Lauren Hart, secretary