

Petite Lakes Highwood Association  
Meeting Minutes from 01/24/2024

- 1) Meeting called to order at 7:08pm
- 2) Officers present: Sam Terranova, Bob Leavitt, Joe Kozlowski, Amanda Wood, Lauren Hart
- 3) Officers absent: Shannon Turk
- 4) Acceptance of minutes: Sam accepts, Amanda seconded
- 5) Acceptance of agenda: Amanda accepts, Joe seconded
- 6) Public Comments: None
- 7) Correspondence: None
- 8) President's report:
  - o Bob went to the county regarding the photometric report. The complaint is closed.
  - o Bob was served (again) with Foreclosure papers for the Hipolito residence.
    - i) Court date for the case is on Friday, Jan 26th 2024
    - ii) Amanda suggested contacting Dan Venturi and seeing what he suggests
    - iii) Joe said he would sit in on the hearing and see if there is anything the board needs to do.

9) Treasurer's Report:

\* Forwarded and copied from Amanda\*Treasurer Notes 1/24/24

Checking \$62,205.51

Savings \$20,469.74

96 homes with 138 lots including the lot w/ shed

Sent letter 1/15/24 to Mike Sedlauskas at 24945 W. Forest for payment by 2/15/24 due to several years of dues need at least a payment over \$20.00 monthly to avoid lien which will be filed 3/1/24 if no payment made.

No homes for sale in neighborhood currently, Jerry Kelly house off market and lien letter sent 1/15/24 for payment or lien will be filed 3/1/24. Miller home sold to Loza LLC and Graf homes sold to George Lozada and believe

same person bought both homes.

Called 3 CPA's and heard back from 2 which are not taking new clients Adams Uselton & Busch and Jon Lasco but Jon stated to file with SS4 form which I

printed and brought to meeting to be filed.

Called Dan Venturi office and they stated because we are NFP the Articles of Incorporation are the annual filing form saved on the Secretary of State of

Illinois site if you search under Petite Lake Highwoods on the site the form needed will be saved. Saved form 114.5 to be filed with SS4 form.

10) Other Reports:

- Joe had a question regarding pier slips: “If a homeowner rents out their home, do they still qualify for a pier slip?”
  - i) We will discuss when updating the by-laws
    - (1) Pier slips are only available for homeowners who reside in the neighborhood.

11) Continuing business

- Updating by-laws -
  - Discuss at 2/20/2024 meeting
- Photometric report
  - The complaint is closed
- Third party accountant to perform audit
  - Discussed contacting Adams, Uselton and Busch in Spring Grove - Ken (the accountant) is retiring and not taking new clients
  - Amanda will call one more
- North park pier replacement
  - Need toe “L” part of the pier cut off
    - Discussed addressing it when the channel freezes
- Seeing a lawyer about obtaining the articles of incorporation for the IRS site
  - Amanda consulted Dan Venture - he advised that the information will be available through the secretary of state.

12) New Business:

12) Next Meeting: February 20, 2034 @ 6:30 D0ckers

13) Meeting adjourned: 8:11pm

Notes submitted by Lauren Hart, secretary