

**Hunters Creek North Homeowners Association  
Monthly Meeting**

**Date:** March 9, 2016

**Location** 13110 Hunters Brook (LaBadie residence)

The March meeting of the Hunters Creek North Homeowners Association was called to order at 7:04 PM by President Linda Lopez-George.

**Board members present:** Linda Lopez-George, Ed Hade, Dave LaBadie, Chuck Bowen and Don Nield.

**Residents:** Norma Hade, Dan Heinchon and Cheryl Cooper.

The meeting minutes of February 17, 2016 were reviewed. Motion was made to accept the minutes by Chuck and seconded by Dave. **Approved.**

**President's Report**

Linda deferred to Vice President Ed to share a summary of the conversation Linda and he had with Juan Lopez, President, and Clay Pendleton, Vice President of the Park Forest Neighborhood Association to update them on the charrette. There was agreement on the critical need to provide consistent capital improvement funding in addition to operations for the pool and tennis court. Juan and Clay felt there had been miscommunication on the amount required from each HOA and the sentiments expressed by many older residents that the facility has no value. The PFNA board will discuss at their next meeting and will let us know if PFNA wants to make a long-term commitment to capital funding and continue as a Managing Member. Ed indicated that some positive results might occur from involving more of the Park Forest community in the need for additional funding for the pool and tennis facility.

**Treasurer's Report**

Chuck reported that our balance sheet had total assets **\$86,739.27**. Also, our mandatory membership receivables are less than 5, which is a collection rate ahead of previous years. The new electronic invoice system was very well received and decreased printing and postage expenses. In 2017, the time will also decrease now that the system has been created to collect the annual assessments using Quick Books and Mail Chimp. Participation from the voluntary residents in Unit 2 is trending the same as previous years. Sale of homes is tracking well for the revenue projected from transfer and resale certificate fees projected.

Chuck also advised that the 2015 tax return was prepared and filed with \$11.00 owed.

**Committee Reports:**

Beautification & Landscaping

Linda presented on recommendations from SAWS regarding drought tolerant plants for our entrance areas. Also an update on the maintenance involving back flow preventers and a new hose bib outlet for the Queens Forest island is needed and Ted is securing bids.

## **ACC**

Dave shared that the Final draft of the Bylaws/Covenants by the taskforce was completed. Lorenza met with past President Debby Monroe to get her input on the final draft before it is released to the homeowners.

Approval for front yard landscaping at 13143 Queens Forest and roof replacement at 13214 Hunters Lark was granted.

The failure to complete the ACC form prior to erecting a tree house at 13298 Hunters View was discussed. The consensus was that this structure does not meet the Unit 3 covenant requirements for construction. An added concern was safety and liability exposure for HCN Homeowners Association. The same home has a basketball net on the sidewalk, which is in violation of City code and the homeowner has been made aware of this in the last 24 months. Linda agreed to prepare written communication to the homeowner advising that the platform and steps on the tree ,as well as the basketball hoop, should be removed within 30 days.

Discussion was held regarding three homeowners in Unit 2 who have been reported to have trailers and boats parked in their driveways. Contact has been made with the homeowners and two have agreed to address the deed violation within 30 days.

## **Communication**

Linda noted that the newsletter deadline is 3/12/16 to editor Amy Porter.

Publicity for our Community Wide Garage Sale will be in a special section of the April/May newsletter. This allows homeowners to advertise high demand items.

Delivery of the 2016-2017 directory. Is ongoing with most already delivered to members of the Association.

## **Hospitality**

Norma shared welcoming new neighbors continues.

Cheryl, chair for the Memorial Day pool party reported it will be held on Mon., May 30<sup>th</sup> at a time to be determined after consultation with Park Forest event chair. The newsletter will include details, if available.

## **Security and Safety**

The mailbox break-ins that have occurred in Unit 2 were discussed. Chuck volunteered to contact USPS regarding replacement cost responsibility. Councilman Ron Nirenberg will be contacted to make him

aware of these mailbox intrusions both here and in Churchill Estates. A recommendation to involve NNOD in this matter was also suggested by Linda.

Meeting was adjourned at 8:06PM

The next meeting will be **April 13<sup>th</sup> at 13122 Hunters Brook** (Hade residence)