

# KEARNEY GLEN

Homeowners Association, Inc.



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## Minutes of the 1st Quarter Board of Directors Meeting

Monday, March 4, 2024 at 7:00 PM

Joliet Black Rd. Library Conference Room

Board Members Present: Pat Larisey and Amy Vertin

Board Members Absent: Christine Celeski

**1. CALL TO ORDER:** 705pm by Pat Larisey

**2. APPROVAL OF PREVIOUS MEETING MINUTES:**

One change to be made to the minutes regarding the September 2023 meeting minutes that were supposed to be corrected; this has not been completed yet. Motion to approve with corrections made; passed.

**3. FINANCIAL REPORT:**

Amy Vertin reviewed finances. As of March 3, 2024; Checking account balance \$31,554, Money Market (reserve) account \$10,788. All bills paid and up to date. Notices for annual dues went out the first week of January. As of March 3, 2024; 17 homes have not paid 2024 dues and 5 homes have not paid 2023 dues. Late fees have been added to these invoices. Final notice given on outstanding accounts. As of 4/1/24 any homes that have not paid the 2023 and 2024 dues will be placed into collections with “collection professionals” with all fees and costs going to the homeowner, not the HOA. As of May 1, 2024 any homes that have not paid the 2024 dues will also be placed into collections.

**4. OLD BUSINESS:**

Pat reported that the Joliet park district will be reinstalling the park benches that were removed for repairs last year, date TBD. A homeowner reported during the meeting that a large table is also broken; this will be reported to the park district as well as the damage to the equipment.

Landscaping will begin soon by Landmark Landscaping. New mulch, edging, and new plants coming in the spring to the front entrance. This will take place once the weather permits. A Homeowner voiced concerns about the cicadas possibly killing the new plants and waiting until after the cicadas die before planting; this will be discussed with Landmark to plan accordingly.

Reminder about spring clean up and homeowner responsibility to maintain your home, yard and fences.

**5. NEW BUSINESS:**

Election for board coming up in June. 1 position will be open for election. If you're interested in joining the

board, please submit the form via email to the HOA email. The form can be found on the KG website.

Landmark will provide special pricing for KG homeowners; contact information shared.

Homeowner voiced concerns about “easement” in front of her home, and wanting to replace it with rocks. Will need to check bylaws to see if allowed and submit a property modification form.

Reminders: Looking for volunteers for both a community events commission and well as a bylaws commission. If anyone is interested please reach out to the HOA.

Chanooka Removal will be attempting to trap the beavers on the pond. Yellow caution tape will be placed around the area, please keep children and pets away from the area. Starting within the week.

## **6. QUESTIONS / OPEN FORUM:**

Pat answered emailed questions regarding landscaping.

Amy answered questions regarding the amount being placed into the money market/reserve fund yearly.

Pat answered a question regarding the lawyer no longer being on retainer by the HOA.

A homeowner added a reminder to homeowners not to park in front of mailboxes; as the current mail courier will NOT deliver mail if blocked by a car.

**7. ADJOURNMENT:** Meeting was adjourned at 7:35 PM.