

KEARNEY GLEN

Homeowners Association, Inc.



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Minutes of the 1st Quarter Board of Directors Meeting

Monday, March 17th 2025 6:30 PM

Joliet Black Rd. Library Conference Room

Board Members Present: Pat Larisey, Amy Vertin, and Valerie Veldman

1. CALL TO ORDER: 6:34 pm by Pat Larisey

2. APPROVAL OF PREVIOUS MEETING MINUTES:

- Minutes reviewed from December 11th board meeting, no changes requested. Motion to approve made; passed.

3. FINANCIAL REPORT:

- Amy Vertin reviewed finances. As of March 17th, 2025: Checking account balance \$30,429
- Money Market (reserve) account reflects \$11,989
- 13 Homes outstanding dues
 - 2 Homes due to closing
 - Notices sent

4. LANDSCAPING:

- Three bids received - Atrium, K&K, & Celtic
- Landscaping starting in April
- Budgeted for \$20k, cost \$18,300

5. MONEY MARKET SURVEY RESULTS

- Amy reviewed responses/questions/answers - 70 Responses
- How should it be used:
 - 51% only use the reserve fund for emergencies/emergency repairs
 - 25% community events
 - 27% landscaping
- Minimum amount that should be going in every year?
 - 48% said yes
- Once minimum is achieved, should we continue to add to the fund?
 - 62% No, continue to add money regardless if the minimum is met

6. OLD BUSINESS:

- Garbage can - KG lot enclosure needed. Waiting for all dues to be paid to bid out. If anybody wants to put a bid in, let us know.
- Sign up sheet on Facebook to bring it to the curb

7. NEW BUSINESS:

- Easter Egg Hunt - we will plan and coordinate, but will not fund.
- April 19th time TBD

- Planning meeting Wed, April 2nd @ 7:00
- Election @ June meeting - 2 open seats, Pat & Amy are not running again

7. QUESTIONS / OPEN FORUM:

- No questions received

8. ADJOURNMENT: Meeting was adjourned at 6:51 PM.