

# KEARNEY GLEN

Homeowners Association, Inc.



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

Thursday, March 1, 2018 at 7:00 PM

Joliet Public Library | Black Road Branch

Board Members Present: Matt Rega, Joe Doyle, Mike Henry, and Tom Haskell

Guests Present: Officer Demick

1. CALL TO ORDER: President Matt Rega called the meeting to order at 7:02 PM.
2. FINANCIAL REPORT: Joe Doyle reviewed finances, noting there are 18 properties past due with assessments.
3. PREVIOUS MEETING MINUTES: Tom Haskell presented the previous meeting minutes.
4. OLD BUSINESS:
  - A. NEIGHBORHOOD WATCH / SPEEDING: Office Demick presented an update on law enforcement initiatives:
    - A traffic unit has been established and is going well thanks to our reporting. Winter was slow for traffic violations, but speeding will likely worsen with the warmer weather.
    - Despite recent incidents on the Black Road dead end, the street cannot and will not be blocked. However, a request is being reviewed to add many more signs on all roads near the intersection, which will include a "Do Not Enter" or "Authorized Vehicles Only" sign, No Left/Right Turn signs on County Line Road, and an additional "Dead End" or "No Outlet" sign.
    - We should continue to report suspicious activity on Black Road, but they do not anticipate this will be an ongoing issue once the two ends of Black Road are connected in the future.
  - B. NEW BOARD MEMBER: Roberto Leal will become the fifth board member by unanimous vote.
  - C. CITY REQUESTS: There are several pending requests with the city that should be resolved now that warmer weather has arrived.
  - D. WEBSITE UPDATES AND USAGE: The PayPal initiative for dues went well. More financial documents will be added to the secure area of the website and we will explore using it for future proxy votes.
  - E. HOA EMAIL NOTIFICATIONS: We continue to receive new requests for email rather than USPS letters and we will continue to push electronic communication to save on printing and postage.
  - F. BYLAWS REVISION COMMITTEE: No meeting / no report
  - G. BLACK ROAD FLOODING: A request was sent to replace the main storm drain with a larger screen and a concrete embankment (rather than stone) to prevent the kinds of clogs that lead to floods.
5. NEW BUSINESS:
  - A. PLANNING FOR 2018
    - LED lighting for entrance: We will replace the halide lights with low-cost LED lighting at the entrance with a color-change option for holiday usage.
    - HOA lot survey: A land-utility survey for lot 79 (near the gazebo) will be performed and kept on record for future improvements to the HOA-owned lot.
    - Gazebo power: Once the lot survey has been completed, power can be brought to the gazebo for lighting and security purposes. Repairs to the gazebo rails and floor will also take place.
    - Park improvements: We are waiting for quotes and input from the city regarding a picnic pavilion feature. Once we know what the cost will be, a proxy will be sent for approval.
    - Landscaping: We will wait until the storm drain on Black Rd has been upgraded before laying new mulch on flood-prone parkways along that corridor. Mulch on County Line Road will be turned and prepped.
  - B. QUESTIONS / CONCERNS:
    - Foot traffic from both non-residents around the pond and gazebo was addressed. New signs were ordered last year and will be installed soon.
6. ADJOURNMENT: Meeting was adjourned at 7:43 PM.