

Piper Glen Subdivision Association
Renken Dentistry Office Conference Room
Monthly Board Meeting Minutes
Tuesday, January 3, 2017

1. Call to Order:

- (6:00 PM) By President Kristy Armstrong

2. Roll Call:

- By Secretary Lund
- Present: President Kristy Armstrong, Vice President Linda Daniel, Secretary Daniel Lund, Treasurer Mark Hansen, Member at Large Seshu Veeramaachaneni, Architectural Board Member Rachael Adamczyk, Architectural Board Member Debra Marines

3. Approval of Agenda

- Armstrong called for approval of the agenda. Hansen motioned for approval, Adamczyk seconded the motion. Approval was given via consensus.

4. Approval of Minutes from December Meeting

- Daniels/Marines noted that the pool report in December was provided by Daniels. Lund will make that change to the minutes.
- Armstrong called for approval of the minutes as modified. Marines motioned for approval, Hansen seconded the motion. Approval was given via consensus.

5. Architectural Committee Report

- Adamczyk presented the following ACC report of activity for the previous month.
- 2505 Tartan Way – The ACC received a complaint regarding a large chain link (“cyclone”) fence dog run covered with tarps in the backyard of this property. On 12/1/16, the ACC sent the homeowners a letter indicating the structure was in violation of the Protective Covenants and Fence Guidelines. They were given until December 12, 2016 to remove the structure. The owner lives out of state and he contacted the ACC on 12/11/16 indicating he just received the letter and asked for an extension. The deadline was extended until 12/22/16. The kennel was removed on 12/15/16. No fines were assessed for this issue.
- The ACC also noted that a tree near the businesses at the front of the subdivision was removed without permission. The ACC noted that the removal of trees requires prior ACC approval.
- We approved no variances to existing covenants. We have no pending approvals on new homes.

6. Pool Report

- Daniels shared the following information:
- Pool Manager – One person has expressed interest in the position. Daniels will advertise for additional candidates. After a discussion, the board agreed that a manager with life guard certification was preferred.

- Lifeguards – A discussion was held by the board and members present about the need/want for lifeguards at the pool. It was pointed out that Boulder Creek runs a small pool without lifeguards but most local pools have guards in place. The discussion centered around the safety benefits of having a life guard on duty and empowering the guards to be more proactive with disruptive patrons.
 - Daniels motioned to retain lifeguards at the pool for supervision and safety needs. Veeramaachaneni seconded the motion. Approval was given by consensus.
 - After contacting the previous lifeguards, three guards expressed interest in returning as guards. Daniels will advertise for additional staffing.
- Swim Lessons: Daniels presented that less than 40 kids took swim lessons last year. A discussion ensued about the reason why this could be occurring. Last year, the lessons represented a loss to the association.
 - Daniels motioned to not offer swim lessons in the summer of 2017. Hansen second the motion. Approval was given by consensus.
- Vending Machines – Daniels has been in contact with Pepsi for the placement of a small vending machine for the pool. In addition, Pepsi would give the association four umbrellas. We would need to purchase 2 additional ones. (Due to the fact that we currently use 6 around the pool.)
- Repairs (Mandatory & Optional): Daniels is currently assessing the needs of the pool. A report dated, July 2016, outlined several items requiring attention. This repair list was new information to the board. Daniels will report at the next meeting the extent of the needed repairs and maintenance.

7. Landscape Report – Veeramaachaneni reported that he repaired the flood lights at the entrance to the subdivision.

8. Treasure’s Report:

- Hansen shared the following highlights from the treasurer report
- Watch list – Accounting services are trending to be higher than budgeted due to additional supports needed. Income related to dues has increased due to an emphasis on account collections.
- Income – 6 outstanding accounts with 1 account outstanding due to late fees. On 10/28 a judgement was entered in Sangamon County Court against 3 accounts for all past due amounts and legal fees since these accounts were more than 2 years past due.
- Expenses - December bills that were approved at the last meeting have been paid.
- A discussion was held about contracting out additional accounting services. Bird Armour, LLC is the recommended provider. They currently work with the association. A letter of understanding and engagement will be posted with the minutes.
 - Hansen motioned to contract with Bird Armour for one year, beginning January 1, 2017. The contract will not exceed \$17,500. Veeramaachaneni second the motion. Approval was given by consensus with Daniels abstaining (due to lack of time to review the contract.)
- Budget discussions were continued from last month. Hansen used input from the board members to calculate the 2017 budget. The contracted accounting services would greatly increase this line item. The current budget numbers show the expenditures exceeding income by \$4000 approximately. A discussion followed about the ways to address this

deficit. Options included to cut activities such as the dumpsters/parties or to raise the dues. Further discussion is planned for the February meeting.

- Armstrong called for approval of the Treasurer's Report. Hansen motioned for approval, Daniels second the motion. Approval was given via consensus with Marines absent.

9. Old Business:

- Rezoning of 6600/6711 State Route 4, Chatham, IL. – No new information was presented.

10. New Business:

- Golf Course Subsidy/Purchase - Hansen presented that INB owns the course and is struggling to sell the course. Hansen met with the bank. They expressed interest in PGSA supporting the golf course and stated that it would help with the sale. Discussion was held about the association's responsibilities towards the golf course.
 - Hansen motioned to create a committee of board members and homeowners to research this issue further with the goal of reporting back to the board in 30-60 days. Adamczyk second the motion. Approval was given via consensus with Marines absent.
- Introduction of Officer Scott Ligon
- Mail Box Repairs – Due to the ice storm, several mailboxes were damaged and replaced.

10. Resident Comments/Questions:

- none

11. Next Meeting:

- Tuesday, February 7, 2017 at 6:00 PM, Renken Dentistry. Please enter through the Practice Waters doors just west of Renken Dentistry main doors.

12. Adjournment: 7:48pm