

Piper Glen Subdivision Association
Renken Dentistry Office Conference Room
Monthly Board Meeting Minutes
Thursday, August 4, 2016

1. Call to Order:

- (6:00 PM) By President Tim Jenkins

2. Roll Call:

- By President Jenkins
- Present: President Tim Jenkins, Vice President Wendy Abshier, Secretary Daniel Lund, Treasurer Mark Hansen, At Large Ted Tracy, Architectural Board Member Rachael Adamczyk
- Not Present: Joe Galassi

3. Approval of Agenda:

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

4. Approval of Minutes:

- Jenkins called for approval of the minutes from July meeting. Hansen motioned for approval, Adamczyk seconded the motion. July minutes approved via consensus.

5. Architectural Committee Report

Adamczyk presented the following ACC report of activity for the previous month.

6907 Montrose Court—At the last board meeting, a concerned property owner brought to the Board's attention a shed that was positioned over the swale in the backyard, which made it difficult to mow and negatively impacted drainage. On 7/11, the ACC sent a letter requesting the shed be removed. The homeowner indicated the shed had been in place since 1997 and did not agree with the request, but would comply if necessary as he was selling the property. On 7/19, the ACC informed him the shed needed to be removed and the surrounding grass needed to be cut.

7304 Royal Troon—A request was received on 7/22 for a 48" high metal fence. The fence will connect to the one surrounding the property behind them and be of similar style. The ACC approved this request on 7/22.

6309 Preston Drive—A request to build a batting cage on their North side yard was received on 6/30. It was denied by the ACC on 7/12. On 7/23, the homeowners requested to install a flag

pole next to their electrical box and landscape around it. The flag pole would be between 12 and 16 feet high. The request was approved on 7/24.

7408 Royal Troon—The property has a vegetable garden that contained plastic tarps, miscellaneous buckets, a makeshift trellis and overall in disrepair. The ACC mailed a letter on 6/21 indicating that while the vegetable garden was acceptable, the other items were not. Additionally, copies of that letter have been hand delivered to the address. On 7/29, a letter requesting this above issues be resolved within 7 days or they would incur a fine of \$50.00/day was mailed to them.

7303 Preston Drive—Neighbors have expressed concern over the state of this property. Weeds are growing up past the windows and the grass has not been cut in over six weeks when the City of Springfield mowed the lawn. There is concern over the homeowner's lack of regard for the neighbors or property values. A letter was mailed on 7/29 indicating that if the landscaping was not brought up to minimum standards within 7 days, the Board would be required to take action.

We approved no variances to existing covenants. We have no pending approvals on new homes.

6. Pool/Landscape Report

- Tracy presented the landscape report as follows:
 - Weeds removed by the bike path were removed
 - Tracy will replant grass along the path in late fall

- Abshier presented a lengthy pool report as follows
 - Passed State Pool inspection
 - Discussion around new umbrellas and replacement pool chairs
 - Working with Illini Pools to find umbrellas – approximate cost is \$50 per umbrellas
 - Need at least 3 umbrellas – wind and sun damage leads to replacement need
 - Need about 50 chairs replaced
 - Will seek quotes for chair replacement
 - Further discussion about making chair replacement a yearly cost of startup – replace a portion of the chairs yearly
 - Tracy inquired about the progress on an employee handbook
 - Abshier has a sample from another pool
 - Working to tailor the handbook to meet our needs
 - 2 lifeguards have been let go this season

7. Treasure's Report:

Treasurer Hansen presented the following report.

- Watch list
 - Pool opening expense – over due to pool heater replacement
 - Dumpster Days – over 50% of budget spend on first event, second event will need to come in under budgeted amount

- Income – 11 outstanding accounts including one late fee only. Hansen recommended turning over these 10 accounts to our attorney for collections and lien processing.
- Updated dues collection process approved at the July meeting has been posted to the web site. Four accounts that are over 1-year-old have had the 9% interest charge posted.
- One account is 60 days past due for \$1750 as a result of ACC fines. A final demand letter will be sent to the homeowner before turning it over the attorney for collections.
- Expenses - July bills that were approved at the last meeting have been paid. Pool payroll was paid. Pool salaries are slightly over but should be close to budget. One reason is that the pool has only closed for part of 3 days this summer!
- Jenkins called for approval of the Treasurer's Report. Lund motioned for approval, Adamczyk second the motion. Approval was given via consensus.

8. **Old Business:**

- Neighborhood Party Discussion – Fall and Summer
 - Summer party will be August 13th from 4-10pm at the Pool House. Abshier is coordinating the event. A movie is planned - Zootopia . In addition, popcorn, bounce house and snow cones will be available for the families. 100 families have RSVP'ed for the event. The event will cost the association approximately \$750.
 - Fall party will be September 24th from 6-10pm at the Piper Glen Club House. Tracy is coordinating the event. He discussed the budget for entertainment, food, and drinks. Sign-up sheets to help run the event were circulated at the meeting. More volunteers are needed. Kids would be welcome from 6-9pm. A band will perform from 8-10pm.
- November Annual Meeting – 4 board positions will be open.
 - Treasure, President, Vice President, and ACC member – please contact President Jenkins if you are interested in serving on the board. At this time, only one person has expressed interest in serving on the board.
- Pool Chairs/Umbrellas – See discussion under the pool report

9. **New Business:**

- Association Dues Discussion – Galassi asked for this topic be added to the agenda. Discussion was held amongst present board members about raising the dues. Key topics included the timeliness of raising the dues (this board or future board), need for plans related to the increase (capital improvements, ongoing costs, or reduce costs to negate an increase), and engagement by homeowners to get input (utilize Facebook page, poll members at the Fall party, and continue discussion at board meetings). No decision was made on the topic.
- Dumpster Days – Tracy presented the details for the Fall dumpster day. He suggestion is to have dumpsters for only on Saturday from 6-11am at a central location. He would invite BLH and Goodwill to attend the event to collect items as well. He predicts that this will reduce costs from the budgeted \$6000 to \$2,600. Jenkins called for approval changes to the Fall dumpster day. Abshier were absent. Motion passed

10. **Resident Comments/Questions:**

- No resident questions
- Community Police Officer Higgenson reminded residents to lock their car doors and to close their garage doors. No related crimes have occurred in the neighborhood but these simple gestures remove the risk. He also reminded residents to report any issues related to the use of golf carts on neighborhood streets.

11. Next Meeting:

- Thursday, September 1, 2016 at 6:00 PM, Renken Dentistry. Please enter through the Practice Waters doors just west of Renken Dentistry main doors.

12. Adjournment:

- Jenkins requested a motion to adjourn the meeting. Lund motioned for approval, Hansen seconded the motion. Approval was given via consensus at 7:22 PM.