

Piper Glen Subdivision Association Renken Dentistry  
Monthly Board Meeting Minutes Tuesday, April 4, 2017

**1. Call to Order:**

- (6:00 PM) By Kristy Armstrong

**2. Roll Call:**

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

**3. Approval of Agenda**

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

**4. Approval of Minutes from February & Special Dues Meeting**

- Armstrong called for approval of the minutes. Adamczk motioned for approval, Veeramaachaneni seconded the motion. Approval was given via consensus.

**5. Architectural Committee Report**

- Adamczyk presented the following report:

7409 Royal Troon—The ACC received a request on 3/4 for a fence. The homeowner requested a 4-foot wooden fence on all sides, with the exception of the property line along Route 4, where the homeowner wanted a 4-foot metal fence. The request was approved on 3/8.

2708 Muirfield—The homeowner requested a 4-foot black metal fence on 3/15. The fence would be the same color and style as the next-door neighbor and installed by the same contractor. The request was approved on 3/21.

2701 Newcastle—On 3/17, the homeowner requested to add a drain tile near the creek running through his property and make some changes to the swale, it was Mr. Klemm's opinion that the swale was part of the recorded easement. Any modifications made to recorded easements or that impact the swale need to be approved by the City. On 3/21, the ACC referred the homeowner to the person they needed to speak with at the City. We believe the homeowner has made contact with the city inspector. The ACC is awaiting the City's approval of the project prior to issuing a decision.

7628 Southport—On 3/20 the homeowner requested to install a swing set and a fence. In the proposal, they wanted the wooden fence to be 4-feet high on two sides and 6-feet high on the remaining sides. On 3/24 the ACC informed the homeowner that the swing set was approved per the drawing, but that modifications would have to be made to the fence.

The fence would need to be 4-feet high on all sides. Additionally, the drawing indicated the fence would be placed on the swale. Homeowners were provided contact information for the City to get approval for this placement prior to proceeding with building the fence. We believe the homeowner has made contact with the city inspector. The ACC is awaiting the City's approval of the project or modification of fence location prior to issuing a decision.

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

Adamczyk also gave a reminder to homeowners regarding cars parked on the street. Our roads are city streets, and thus parking violations should go through the proper city channels—contact information for the city is available on our website. In the majority of cases, a vehicle, no matter the owner, can be parked on the street for 7 days without being moved.

## **6. Pool Report**

- Daniels presented the following report:
  - Illini is no longer in the business of servicing pools. We hired Lambert Pools, where the same pool manager relocated. They have agreed to honor previously agreed upon pricing with Illini
  - Pool is scheduled to be open Memorial Day Weekend.
  - Daniels and Ms. Young (pool manager) are currently investigating other uses for the pool such as- movie nights, exercise classes, adult swim hours, event venues, etc., with the intent of making money to offset pool costs.
  - Daniels proposed updating the minimum age to swim without an adult to 11 years old. Some discussion followed, and Daniels will check with Colony West and Panther regarding their minimum ages.

## **7. Landscape Report**

- Veeramaachaneni presented the following report:
  - At the last meeting, a homeowner asked about the watering schedule for both entrance signs. The right entrance sign is watered via sprinkler. The left is actually on an irrigation system, but it appears there is an issue with this sprinkler head—it is either not turned on or the head is not focused in the appropriate area. Veeramaachaneni will reach out to Mario's for more information.

## **8. Treasure's Report:**

- Hansen shared the following highlights from the treasurer report (full report attached)
  - Watch list
    - In next year's budget, we have removed funding for dumpster days and social events.
    - Accounts Receivable will be noticeably absent from the report for the next few months, as dues invoices just went out.
    - Annual dues invoices have gone out – dues will now be submitted to a new location: PO Box 20026 Springfield, IL 62708-0026
    - We will be gathering updated email addresses once again and will offer email billing in the future to save printing and mailing costs.
    - Armstrong called for approval of the Treasurer's Report. Adamczyk motioned for approval, Veeramaachaneni seconded the motion. Approval was given via consensus.
  - Homeowner discussion
    - Business pay ½ of the annual dues paid by homeowners (\$90). They do not have access to our amenities nor do they have a vote on association issues.

- Many believe homeowners are open to a dues increase...maybe in a tiered fashion or at a lower initial increase than was proposed at the beginning of the year
- Homeowners suggested improved communication from the Board to include all means available—US mail, email, flyers, etc, but no one form was considered sufficient.
- Board suggested they were going to wait until after dues collection period to begin any discussion related to dues increases.

**9. Next Meeting:**

Tuesday, May 2nd at 6:00 PM, Renken Dentistry. Please enter through the Practice Waters doors just west of Renken Dentistry main doors.

**10. Adjournment:** Armstrong called for adjournment. Adamczyk motioned for approval, Veeramaachaneni seconded the motion. Approval was given via consensus.