

MINUTES of the PRESTWICK HOMEOWNERS ASSOCIATION
February 15, 2007

Final draft to be approved at the March meeting.

Present: Jim Nolting, Bill Matevich, John Mackowiak, Janice Werner, Tom Barz, Ray Rossi and Rachel Gilmore (Recording Secretary)

Absent: Paul Koreman, Sue Bloomfield, Dan Smith, Lynne Grever

OLD BUSINESS

Jim reviewed Action Items from the January meeting.

Jim reported on the following:

1. PHA is one of 3 applicants for the BETA tent this year.
2. Dan and Jim are meeting with Jerry Ducay on Feb. 16 to address concerns.
Need to mention: 2 boats on Highland and box trailer in driveway on Shetland north court.
3. PHA has joined the Chamber in order to access the mailing label list.
4. Dues letter is ready to get picked up from Repro and mailed. Jim added a feedback portion to the letter to indicate why people were choosing not to join.

Rachel reported that 19 ads have been requested through her. Tom had an additional 6.
The ad cut off date will be March 31.

- ACTION ITEM: Rachel will ask Doug about making the web site ads rotate through the header on each page.

Discussion was held about the entrances and Paul's proposal for maintenance. It was decided that Janice will head up the Entrances committee. There is \$7,000 in the budget for new projects and \$2,000 for maintenance from April 1-October 31.

Mack left a message for Harriet Sussman of the Garden Club.

- ACTION ITEM: Janice will seek out design bids from Dean Vaundry/Outdoor Creations and from Stan's Landscaping and will bring the proposals to the March meeting.
- ACTION ITEM: Mack will call Rich Misorowski re: Garden Club help.

The following still needs to be handled:

- ACTION ITEM: Jim will ask Dan to notify Phil Simmons that PHA cannot make a Bark Park donation this year due to no BETA profits. The group will try to contribute some volunteer labor hours this spring.

- ACTION ITEM: Jim will talk to Dan about talking to Gino Naughton about connecting the PHA entrance sprinkler to his well.

Jim reported that Lynne Grever is coming on the Board, but the Board is still short one person.

- ACTION ITEM: Board members need to bring suggestions to the March meeting.

Jim reported that he paid the liability insurance policy. He gave it to Tom to review.

Jim reported that there is a joint homeowners meeting sponsored by the Village on February 28. Dan and Janice will be attending as PHA reps.

Jim welcomed Ray Rossi to the meeting. The Board shared with Ray some of their concerns over code violations and code enforcement, especially related to Village code and also to PHA codes, covenants and deed restrictions.

Ray noted that if it is an issue regarding deed restriction enforcement, the Village won't do anything about it.

- ACTION ITEM: Jim will check on-line and/or contact the Village about getting a copy of current codes to see what the Village will enforce because it relates to their codes and what they won't because it relates only to PHA codes/covenants/restrictions.

The question was raised about the legality of withholding PHA approval for building permits for those in violation of current CC&R's. The legal answer is that if you don't uniformly enforce all the restrictions, then you can't single anyone out. No homeowners association is able to uniformly enforce all the CC&R's all the time without exception.

The question was raised about enacting mandatory dues.

It was also noted, after reviewing the covenants, that they are automatically renewed after 25 years. Some units are in the second 25 year period. Others are still in the first 25 year period.

Ray was asked to check on the following issues:

1. What type of majority is needed to get all new CC&R's?
2. What would the purpose statement be in requesting an SSA for mandatory dues?
3. How can mandatory dues be established?
4. Can a fine system be implemented for violators?
5. What needs to be changed in the bylaws?
6. What needs to be changed in the CC&R's?
7. If an SSA were enacted, how long would it last?
8. What happens after the second 25 year period for covenants expires?

In a quick review of the bylaws, it was noted that the bylaws can be amended by a majority vote of the Board itself.

The Board appointed Ray Rossi as its legal counsel and issued him a standing invitation to formally join the Board as a member.

GOVERNMENTAL

No new discussion. Current issues were handled under January Action Items. Jim will have more to report after he and Dan meet with Jerry Ducay and the Board gets a follow up report from Ray Rossi.

MEMBERSHIP

1. PHA Membership Letter and Directory

Discussion held during review of Action Items. Letter should go out Friday, 2/16. The next Board meeting will be held after the March 17 deadline for dues. Repro will send a second mailing to non-responders.

- ACTION ITEM: Tom will get the address label sets to Repro if they don't already have them.

2. Bylaws etc.

Discussion was held previously with Ray Rossi. He is researching several questions and will get back to the Board.

- ACTION ITEM: Bill will be the contact person to follow up with Ray.

3. Email database

Discussion was held about our current email database of residents. Jim would like to be able to send out updates to homeowners via email. The Board agreed that any mass emails need to go out under one email address and that the Board needs to be very careful in protecting the privacy of those who submitted emails to PHA.

SECURITY

No report.

ENTRANCES

Janice is heading up the Entrances committee. She is working on getting design bids. Once the Board approves a plan, she will get bids for that particular plan, which will also include maintenance.

ARCHITECTURAL REVIEW

1. Salvino porch

The Board discussed the similarity to other pre-fab porch requests. Tom will send a letter explaining what the homeowner needs to do to make the porch blend in with the house. If the homeowner makes the adjustments, the Board will approve it.

➤ ACTION ITEM: Tom will forward the letter to the Board for approval before sending.

2. The Thomure addition plans have been sent to Manny.

3. There is a new sign on Aberdeen on a vacant lot. It is just an address marker. The Board deferred discussion until March on whether or not PHA will permit this type of sign.

4. There is a new shed at 677 Hawthorne. Jim has that on his list to discuss with the Village.

SOCIAL

No report/discussion.

WEB SITE

No report/discussion.

FINANCIAL

No report/discussion.

NEW BUSINESS

1. Bill reported that he had Jim sign the Annual Report and he will file it shortly.

2. High Priority PHA Objectives

After discussion on creating a list of high priority objectives for the Board to work on during 2007, the following was decided:

Priority 1 – determining the legal basis for PHA bylaws/covenants/codes and deed restrictions and what must be changed to reflect current needs, AS WELL AS reviewing the Board processes for enforcement of CC&R's and detection of violations

➤ ACTION ITEM: Bill will be the follow up person with Ray for Priority 1.

Priority 2 – Entrance landscaping

Janice is approved to spend \$500-1,000 for a design plan for the 4 entrances.

She will bring the plans to the March meeting for review.

Once a plan is selected, that single plan will be bid out.

Dan will coordinate PHA landscaping plans with the Village regarding the Sauk Trail/Harlem corner

- ACTION ITEM: Janice will be the follow up person regarding Priority 2.

Priority 3 – get an SSA passed to create mandatory dues revenue

Ray Rossi is researching how to form a legitimate SSA request.

After receiving his report, the Board will begin the process of getting names signed to a petition and presenting it to the Village for consideration.

- ACTION ITEM: Jim will be the follow up person regarding Priority 3.

Additional items discussed that will be tabled for later consideration included:

1. mailbox uniformity
2. Village assistance with water line replacement
3. surveillance cameras for entryways

The next meeting is Thursday, March 22, 7:15 p.m. at the Club. The first order of business will be a review of the membership renewals to date. **PLEASE NOTE TIME/DATE CHANGE.

Respectfully submitted,
Rachel Gilmore
Recording Secretary