



Prestwick Homeowners Association Board Meeting Minutes

Thursday July 14, 2022, 7:00 pm Prestwick Country Club/Teleconference

Present: Greg Bird, Joe Carlasare, Jim Nolting, Brandon Palmer, Rich Zaremba

Present: Teleconference: Marc Steinman

Absent: Lee Hill, Tom Kazmierczak, Lauren McFarland, Cathy Wrigley

Guest/s: None

Call to Order- 7:04 pm Brandon indicated a quorum was present for this meeting.

- June 9th Board Meeting Minutes
 - Motion to accept above June 9th Board Meeting Minutes.
 - Motion Joe C. Second Jim N. (Motion approved by all.)

Committee Reports:

- **Entrances- Marc Steinman**
 - i. Marc indicated that he has cut down on irrigation at all entrances. Both sides of Prestwick Dr. are now functional. Discussed the current status of the entrance with Tom Barz and Tim White of PCC to ensure entrance irrigation stays functional.
 - ii. Recapped that this is the last contract year with Beary Landscape. Has discussed with Jim Saunoris of Saunoris Garden Center regarding the possibility of procuring flowers at wholesale for the entrances next year, depending on new situation with Beary. Village of Frankfort currently cuts the grass at entrances per Brandon.
 - iii. Greg brought up question about contacting the Village of Frankfort regarding paying the water and not the sewer portion of the monthly bill going forward. Question was does PHA Board discuss this matter with the village first, or contact the other village HOA's regarding this issue for additional support. Marc recapped how this issue came about most recently, primarily involving Carefree Systems and an entrance issue where Marc had to contact Zac Brown of the village regarding credit to offset the high water bill incurred. This contact with Zac renewed the question regarding the village's single rate for water and sewer versus a separate breakout for each. It was

- indicated most HOA's in the village have expressed the same concern. Greg indicated best to table discussion till next meeting while he does some further checking regarding proper contacts at village to initiate a new discussion on the matter.
- iv. Brandon indicated Prestwick entrances have again won Beautification Award for 2022 and thanked Marc for his entrance work.
- **Membership- Cathy Wrigley**
 - i. In Cathy's absence Brandon provided an update on membership. Two new members joined in the past month, which is seven more than last year at this time. Any payments received from July 1st on will be prepaids for 2023. Greg thanked Cathy and Jim for work done on membership this past year.
 - ii. Brandon indicated there are numerous houses currently being listed and sold in Prestwick.
 - **Marketing/Social Media- Lauren McFarland**
 - i. With Lauren absent Brandon provided an update. Lauren has asked for any special interest items anyone may suggest for the upcoming PHA Newsletter.
 - ii. Lauren also commented that on Prestwick Facebook page a few residents have reported on potential break-ins to their residences. Brandon indicated it might be good to include in next PHA Newsletter ways to secure one's home from potential threats.
 - **Architectural Review (ARC)- Brandon Palmer**
 - i. No current interest received on the ARC Chair position. Still looking for a new Chair. Please reach out to Brandon with any interest.
 - ii. Addressed issue involving Varner homeowner's proposed recent request on updating/expanding residence. Hearing no Board objections, proposal moved to Ari who had minimal comments to requested changes. These will be moved forward to John Varner.
 - iii. Otherwise, most requests have involved driveway replacements, reroofs and gutter replacements.
 - iv. Brandon reviewed the issue on an Aberdeen Rd. homeowner's request for solar panels. (A second residence on Highland Rd. has since expressed interest in moving to solar panels as well.) PHA had 90 days to come up and implement a policy concerning this issue going forward once a request was made. Illinois state legislation currently exists that new HOA's policy will have to follow. Draft was developed by Joe looking at other HOA solar policies currently in place, along with the Illinois Solar Rights Act in mind. Joe reviewed how he developed the draft policy for the Board. (If draft policy approved, Joe will also develop a basic checklist for homeowner's going forward to ensure all requirements are met.) Discussion by Board members regarding the proposed draft PHA Solar Policy and potential village response to any future solar panel installation issues, as well, within Prestwick. Greg suggested and agreed by all that the PHA Board will have an email vote taken within

the next two weeks after all Board members have a chance to review and make final comments. Brandon thanked Joe for all his work on this draft.

- **Financial- Tom Kazmierczak**

- i. Treasurer's report for June discussed by Brandon. Sources of revenue the month: \$0.11 interest on the Money Market account, \$560.00 in membership dues/ad and \$628.00 involving plan review. Disbursements for June include: \$2,379.31 to Beary Landscaping (3/8), \$620.00 for plan review and two payments of \$158.73/\$173.16 for water to the Village of Frankfort.
- ii. Reviewed balances in Operations/Money Market accounts to complete June report.

Motion to approve the June Treasurer's Report.

Motion Jim N. Second by Joe C. (Motion approved by all.)

- **Social- Brandon Palmer**

- i. Block party reminder by Brandon. PHA will provide up to \$100.00 to support a block party in each section (Aberdeen, Prestwick Dr., Shetland, Highland/St. Andrews Way.) Everyone in the section must be invited (including all cull-de-sac and condos.)
- ii. Brandon recapped July 3rd PCC fireworks. PCC appreciative of donation. Fireworks appear to be well received this year.

- **Security- Brandon Palmer**

- i. Lock it or Lose it reminder especially with some recent reports of attempted break-ins. Board agrees that reported attempted break-ins are a resident/police matter. Agreed that next PHA Newsletter will have suggestions on how best to secure one's residence.
- ii. Greg suggested looking at putting a list together among Prestwick residents who may have cameras, to compile a voluntary data base to assist with any incidences in the neighborhood.
- iii. Suggestion tabled for now investigating entrance camera costs until new entrance contract is in place next year. Discussion and investigation would include discussion with the police department to determine value to law enforcement as incidents arise.

- **Website- Brandon Palmer**

Currently updated.

- **Governmental- Joe Carlasare**

- i. Joe indicated village police will now install speed camera onto Aberdeen Rd. next month on August 15th. Police have indicated they are continuing regular rounds throughout the neighborhood on patrol.
- ii. Comments were made by PHA Board that during recent events/festivities in downtown Frankfort, Frankfort Police continue to do a great job.
- iii. a) Brandon recapped street sign discussion/alternatives after recent dialogue with Terry Kestel from the village on current sign options for Prestwick going forward. Three options exist. Keep current wooden street signs and continue to be maintained

as best possible by the village. Second option is the new standard street sign currently being investigated by the village, at no additional cost to PHA, which would be phased in gradually, street by street in Prestwick which will consist of metal posts/signs (as per design forwarded to Board by Brandon from Terry.) Third option is custom ornate sign for Prestwick streets, with village contribution of \$400.00 toward this option, and sign posts would need to be metal.

- b) Brandon indicated Prestwick could not keep current wooden posts and investigate new signs, per village. Any custom signs looked at by PHA, would be maintained by the village and replaced accordingly. Vendors other HOAs had gone with in the past for custom ornate street signs was discussed.
 - c) Brandon indicated that Terry indicated that the village has no issues with Prestwick maintaining the existing signs for another year or two to look at and further discuss the new standard sign as it comes into subdivisions in the village. HOA controlled subdivisions are being given the choice on which direction they would like to take, as opposed to those subdivisions with no HOA's, automatically going to the new standard sign.
 - d) Agreed by PHA Board at this point to continue with maintenance of existing signs by the village for the next two years, as options to the current signs continue to be reviewed. Brandon will inform Terry Kestel.
- **Code Enforcement- Brandon Palmer**
 - i. Current homeowner issues discussed with an update by Brandon that majority of issues have been addressed. Jim brought up a couple of issues of concern. Brandon continues to work with Adam Nielson at the village as necessary.
 - **Legal- Brandon Palmer**
 - No new report.
 - **E-Newsletter- Brandon Palmer**
 - Brandon will discuss with Lauren, topic noted above under Marketing/Social Media.

Next meeting date: Thursday August 18th, 2022, 7:00 pm at PCC/teleconference.

Motion Greg B. Second by Jim N. (Motion approved)

Meeting Adjourned 8:27 pm

Respectfully submitted,

Rich Zarembo, Secretary