

Prestwick Homeowners Association Meeting Minutes

November 10, 2016

In attendance: Brandon Palmer, Tom Kazmierczak, Rich Misiorowski, Lee Hill, Jim Nolting, Tom Weise, Rachel Gilmore

Absent: Greg Bird, Bill Matevich, Cathy Wrigley, Cynthia Manestar, Steve Larson

Board approved the October minutes.

ENTRANCES:

Tom W reported that Trevarthan provided an updated quote for next season with a minor \$300 increase to \$12,700. Of that \$750 is for fall décor and \$600 is for holiday lighting (not including replacement lights). Board agreed summer flowers filled in well and the mums were fantastic. Board received good feedback from residents.

Tom K moved to accept contract as written. Jim seconded. All were in favor.

Tom W reported that the sprinklers have been blown out and that he asked the Village to shut off the water.

MEMBERSHIP:

Jim Nolting will draft a new membership letter and share with Cathy Wrigley. They will have it ready by the December meeting to be sent out beginning of January. Reminders to pay dues will be mentioned in PHA Newsletter as well.

Jim is trying to visit 571 Aberdeen. Also will visit Rich's new neighbors, Lionel and Shalise Johnson.

RE: 607 and 610 Prestwick Dr., Lee is working with the homeowner on renovations and will talk to him about PHA membership.

ARC:

Rich reported for Steve. One home needed reroofing, for which Steve gave approval.

FINANCIAL:

Tom reported that at the end of October there was \$9200 in checking and \$6000 in money market.

Board discussed the proposed budget and raising dues. Consensus was that the board is optimistic about the ability to increase membership due to the continued strong sales of homes and the high rate of membership by new residents after

welcome visits by the membership committee. New residents are very willing to join and most consider the \$100 annual dues very reasonable.

→PHA expenses have risen, but the board agreed to keep the dues the same for 2017.

→Tom K will create a pie chart to include in the next newsletter for year end financials.

Board agreed they will need to work to retain new members after the first year and follow up with those who don't rejoin.

Insurance questionnaire came from Tom Barz. Brandon filled it out and asked for same coverage = \$1,800 premium for 2017.

Jim Nolting contacted a few other agents to get competing bids. No other bids came close to Tom B's pricing. PHA will renew policy with Tom B.

SOCIAL – no report

SECURITY- no report

WEBSITE- The board asked Rachel to send web updates to Catalyst (minutes, newsletters and an updated directory).

GOVERNMENTAL:

Rich talked to Rob Piscia about striping on Sauk Trail. He confirmed that PHA would like striping perpendicular to the roadway, crossing signage and an asphalt apron for pedestrians that connects to the striping. Rob Piscia indicated that the Village is planning to do this work.

Board discussed follow up on the residents' concern over the RR tie embankment falling into the creek and causing flooding. Rich and Steve sent a letter to the Village stating that in PHA's opinion, the Village and the Forest Preserve District of Will County are responsible for debris removal in the downstream creek, not individual residents. They are waiting for a response from the Village of Frankfort.

Board asked Brandon to send an email to homeowner Maureen Jagmin (who attended the October board meeting) to let her know that PHA sent a letter to the Village on her behalf.

CODE ENFORCEMENT- Lee updated the violations list. Most of the remaining violations have been on the list between 1-2 years.

asked board members to drive the neighborhood and send him any remaining/new concerns. Then Lee will send an updated file back to Adam and Jeff to address. Abandoned cars in yards/driveways seems to be a growing issue.

Board discussed and agreed that a meeting with Jerry Ducay is warranted. The discussion should focus on follow through by the Village since PHA has kept up with the documentation and communication with the Village for over a year.

→ Lee will follow up with Adam and Jeff and request a meeting with Jerry Ducay for additional follow through.

LEGAL- no report

E-NEWSLETTER – no report

Next meeting: Thursday, December 8, 7PM at PCC

Respectfully Submitted by:

Rachel Gilmore

Recording Secretary