

Prestwick Homeowners Association Meeting Minutes

September 8, 2016

In attendance: Brandon Palmer, Tom Kazmierczak, Rich Misiorowski, Steve Larson, Greg Bird, Jim Nolting, Rachel Gilmore

Absent: Tom Weise, Lee Hill, Cathy Wrigley, Cynthia Manestar and Bill Matevich.

ENTRANCES

Tom W. emailed Brandon a report. He has not heard back from Marcy about consulting on entrance redesign. After discussion, board agreed to ask Marikay Whitlock and Kay MacNeil. Kay MacNeil may also have other contacts through the Prestwick Garden Club.

MEMBERSHIP

Jim recently visited 2 new members: Mosca and Taylor.

Recommendation was made for Membership Committee to prepare a draft membership letter for review at the October meeting.

Additional suggestion was made to divide up the calling list in January instead of waiting until after the first round of renewals comes in.

→ACTION ITEM: Rachel will let the board know where membership was last year versus this year.

Discussion was held on raising dues. That discussion was tabled until the 2017 budget is being developed.

Brandon noted that he received a thank you note from the Gladwell/Carfello residence in appreciation for the recognition of their hard work to improve their property (562F Aberdeen).

ARC

Steve reported on multiple issues:

1. 527 Aberdeen – homeowner reports that he is not being approved for tear down because he can't yet get the gas company out to shut off the gas. Steve sent the homeowner the conditional approval of PHA which noted PHA's preference for a side load garage and the need to address the creek erosion. Permit approval hearing is September 22 as homeowner has requested a materials variance and a 30 foot setback instead of standard 40 foot. Steve and Jim have spoken to the neighbors and they are okay with the 30 foot setback. The PHA architect has approved the materials. Steve has requested that the homeowner send a letter saying that he will consider the side load garage and address the creek erosion. Suggestion was made for a PHA board member to attend the September 22 hearing. Greg will try to attend and will let Steve know if he can.

Steve will check with the Village about possible municipal funds for erosion abatement.

2. 706 Colony Lane – homeowner wants to change architectural style from Mediterranean to Southern. Plans will be coming.
3. Discussion held on the need for Village permit for playground set construction. Steve will check with Village about permits for recent construction and will see if there are ordinances as to where the sets can be located (front vs. back vs. side yard). PHA was in agreement that they would not approve a set being built in a front yard.
4. Fences – fences are only allowed in Prestwick as a safety feature around pools, as required by the Village. Board discussed creating a fence rules and regulations document. Cynthia reviewed a sample document and had a number of questions. PHA agreed they would prefer an open style picket as opposed to a barrier fence and will state that they prefer certain materials, although whatever the minimum standard is for the Village will be allowed.

Tom K. noted that McIntosh required fencing the perimeter of the yard if you had a pool. This was prior to Prestwick being annexed into Frankfort. The board agreed that those homes would be grandfathered in, and that they would prefer fencing just be around the pool itself.

The board also discussed the pool on Highland by Tom which is unused, half full and is a safety hazard. It was suggested that Tom report the safety hazard as an individual resident, not in any official capacity.

→ACTION ITEM: Steve will put together some fencing recommendations for review for the October meeting.

FINANCIAL

Tom reported the \$900 in dues came in in August, with \$800 of it pre-paid for 2017 and \$100 from a bank settlement for 2016.

Currently, PHA has \$13,600 in operating funds and \$6,000 in savings.

There are a number of bills yet to pay this year including 3 landscaping payments and D&O insurance.

→ ACTION ITEM: Jim and Greg will get bids for D&O Insurance in November.

Rich moved to approve the treasurers report. Steve seconded. All were in favor.

Discussion was held on architectural review fees. Steve clarified that the stated policy is in the ARC document on the website and says that any fees paid upfront not needed to cover the cost of the review will be refunded to the homeowner.

→ACTION ITEM: Brandon will put the specifics of the plan review fees in the newsletter.

→ACTION ITEM: Tom K and Brandon will make financial data available via pie charts for the newsletter with a statement that members are free to request an appointment to review the financials.

SOCIAL – no report

SECURITY – no report

WEBSITE – no report

GOVERNMENT

Discussion was held on the proposed crosswalk at St. Andrews across Sauk Trail and the possibility of requesting pylons be added to the striping and signage.

→ACTION ITEM: Rich will ask the Village if they have considered additional safety enhancements, including pylons.

-->ACTION ITEM: Rich will send Bill Matevich the proposed plan to see if he has input since it adjacent to his property.

ENFORCEMENT

→ACTION ITEM: Brandon will ask Lee to drive by the new swingset.

→ACTION ITEM: Tom K will follow up on the safety hazard pool.

LEGAL – no report

E-NEWSLETTER – no report

Next meeting: Thursday, October 13, 7PM at PCC

Respectfully submitted,
Rachel Gilmore, Recording Secretary