

Minutes from June 6, 2018 meeting of the Country Towne HOA board members
(in attendance: Sandy Warren, Nick Penesis, John Briggs, Rich Sebben, Jeff Kaufmann;
written notes from Carolyn Anderson. Not available: Chris Brown).

Maintenance of the Almond Road berm:

Issue: Should our landscaper take care of the berms along Almond Road.

- 1) A homeowner indicated he would no longer mow his berm fronting Almond Road because "he didn't use it." (update: this homeowner has in fact mowed his berm since this incident).
- 2) Another homeowner in the same vicinity has not historically taken care of his berm frontage at all.
- 3) A new homeowner with berm frontage was not mowing the grass. (update: this has apparently been taken care of.)

Discussion: The landscaping company currently mows the Almond Road berm around the Country Towne sign on the south end as well as the berm for the property just north of the sign. The company has sometimes mowed the corner around the north corner property for appearance's sake. However, all board members in attendance and Carolyn by email agreed that the maintenance of the Almond Road berm has always been the responsibility of those homeowners and should remain so. If the homeowner for issue 2) above will continue to ignore his berm frontage, the suggestion was put forth to have our landscaper mow it but send that homeowner a charge (\$25, \$50?) for the service and go from there.

For reference, below is the public nuisance ordinance for Lake County with respect to high grass:

"(c) High Grass and/or Weeds. It is a public nuisance to fail to maintain a property free from grass and/or weed growth in excess of **10 inches** in height within platted subdivisions. Excluded from this provision are the following: 1) Areas preserved within an open space easement or plat-designated natural area. 2) Plant growth that, in the opinion of the Enforcement Officer, enhances, protects, restores or otherwise supports an identified natural resource. 3) Plant growth within the tree-line of a natural wooded area."

Are TV dishes the same as antennas:

Majority opinion: No they are not. Most people don't put them on their roofs except maybe at a corner or just under the roof overhang; many have them mounted on poles in their yard. Also, these dishes are not as large as the old TV antennas are so they are not as obtrusive. Nothing to be done.

RVs/boat & trailer on properties:

Issue:

- 1) Homeowner has a large motor home that he was parking in an adjoining cul-de-sac (in front of the "No Parking" sign).
- 2) Another homeowner has a smaller RV that he parks alongside his garage.

Discussion:

No further action to be taken; we apparently do not have any recourse with respect to boat or RV storage on private property unless the items are inoperable for their intended use (see ordinance language below). In the case of the homeowner for 1) above who was parking his motor home on the street during no-parking times, the sheriff was notified and it appears that the homeowner is no longer parking on the cul-de-sac street during no-parking times.

Per the item from the Lake County public nuisance ordinance below:

"WHEREAS, pursuant to 55 ILCS 5/5-1092, counties have the authority to declare vehicles **which have been inoperable for a period of at least 7 days or any longer period of time fixed by ordinance**, to be nuisances, and to authorize fines to be levied for the failure of any person to obey a notice to dispose of any inoperable motor vehicle under his control; and WHEREAS, pursuant to 55 ILCS 5/5-12002.1, this County Board has the authority to find that the proliferation of hazardous dilapidated motor vehicles poses a threat to the health, safety, and welfare of the citizens of Lake County, Illinois, and authorizes immediate removal, by a local law enforcement agency. Article 2 – Declaration of Acts Constituting a Public Nuisance Section 1. Exterior Property Areas. (a) Motor Vehicles 1. Inoperable Vehicle. It is a public nuisance to keep or store any **inoperable** vehicle on public or private property unless said motor vehicle is: (1) kept within an enclosed building, or (2) is stored or kept on premises properly zoned for and engaged in the business of wrecking or junking motor vehicles or an approved vehicle repair use as defined in the Unified Development Ordinance. 2. Hazardous **Dilapidated** Motor Vehicle. It is a public nuisance to proliferate a hazardous dilapidated motor vehicle, whether on public or private property, in view of the public."

Solar panels on roof:

Issue: Homeowner wanted to install a very large solar panel grid on his roof in place of cedar shake roofing, which he is apparently going to replace. He apparently he could avoid having to put roofing material below the panels. (Note: This same homeowner also wanted to know if he could install a large underground storage-type tank in his yard.)

Discussion: All members present and in writing agreed that this was an area that needs further investigation. The homeowner mentioned above was directed to contact the County with respect to both the solar panels and the underground tank. If the County disallows either or both of those items, then it should be a moot point for the HOA as not allowed. If the County does allow one or both items, then we will need to work with that homeowner (should he pursue them) that he will still have to put cedar shake roofing over the entire roof surface before installing solar panels.

If the County allows the solar panels and the homeowner wants to pursue it, Carolyn brought up the following points that the HOA board will need to look into:

- a) What have other neighborhoods done with solar panel requests?
- b) Will the panels and their mounting brackets damage the cedar shakes? (i.e., cause them to weaken, shorten life of the shingles, promote mold growth?)
- c) Do the panels have to be installed on a particular side of a house?

Homeowner survey:

To date, we have had just about 10% response from our homeowner survey.