

**Minutes from Annual Homeowners Association meeting
Thursday, September 5, 2019
Warren-Newport Library, Gurnee, IL**

Board Members in attendance:

Sandy Warren (President), John Briggs (Treasurer), Nick Penesis, Carolyn Anderson, Rich Sebben, Shawn Bairstow (absent: Chris Brown and Jeff Kaufmann).

Guest: Kristi Grabowski, President of the Heritage Oaks townhome association.

Budget report:

Checking: Approx. \$6,000

Savings: Approx. \$6,500

Projected year-end total: \$12,000

4 liens to be placed on homes where the owners have not paid their assessment for 2019, two of which have not paid for two years.

Landscaping:

Washington St. berms: Our landscaper identified several partially-dead bushes in the common area and a few dead trees.

Resolution: Landscaper will prune back the partially-dead bushes to see if they come back. If not, those bushes will be replaced. Trees will be removed after the bushes are done and replaced with lilac bushes that will not grow to affect the electrical wires.

Almond Road berms (north of Julie): Per our attorney, the maintenance of these berms is the responsibility of the homeowners whose backyards adjoin them, but a few owners are not doing that.

Resolution: This item was tabled pending further review.

Communications with homeowners:

The Board is still trying to build an email list of CTPOA homeowners for more widespread communication. Emails from those present were provided.

Resolution: It was suggested that we provide a link off our website (ie., Google) that homeowners can click on to enter their email address and submit online to the Board.

Comments from audience:

1) A new homeowner was not informed by his realtor that there is an HOA in Countrytowne and so was not given any of the association documents upon closing, and was not aware that there are yearly dues.

Resolution: The Board suggested that he go back to his realtor and file a complaint for improper disclosure at closing to possibly get a remedy. In consulting with a realtor in the area, it was determined that the selling homeowner should disclose to his realtor that there is an HOA; and that both the seller's realtor and the buyer's realtor are responsible for checking this information. The association representing Lake County realtors also agreed that the homeowner should go back to his realtor and file a complaint with them.

2) Sump pump runoff onto sidewalk in front of home on Julie Lane, which is causing the sidewalk to be impassable from mud in the spring and from ice in the winter.

Resolution: Warren Township's Highway Department will deal directly with the homeowner on what they will do to fix the situation and what he needs to do on his property to connect to the Township's new drainage system.

3) Subdivision block party It was suggested that we check for homeowner interest in having a neighborhood block party (including the Heritage Oaks townhome owners) since there are quite a few new homeowners.

4) An attendee wanted to know how to get a plat of the subdivision that is legible as the one on the CTPOA website is not very clear. Homeowners can go to this Lake County Building/Zoning website to see an interactive plat of the subdivision:

<https://maps.lakecountyiil.gov/maponline/>