

Homeowner's Association Annual Meeting

Stone Creek

Frankfort, IL 60423

November 20, 2023

Meeting Minutes

Convened: 7:02 pm

Adjourned: 7:52 pm

Board Members present:

Debra Wolfe, Candace Lenard, Laura Blakely, Desiree Lavin

Others present:

Andrew Wright, Tashika Williams, Russ Leehug, Greg Socha, Bharat Patel, Rick & Theresa Swanson, Justin Jonusas, Jacek, Jozwik

MINUTES OF THE MEETING:

Laura Blakely called the annual meeting to order at 7:02 pm.

Meeting minutes from September, motion to approve by Debra, seconded by Desiree.

Annual Business:

Achievements- During the prior fiscal year, mulch and pond rock were replaced, lighting was repaired throughout the neighborhood, cameras were installed for safety including 24 - hour monitoring signs, and a new "new resident- welcome to Stone Creek" letter was constructed and distributed to all residents.

Challenges- The Stone Creek HOA underwent a management change from ALPs to Wright Property Management. Though a challenge in the beginning, this change has been extremely positive for Stone Creek.

Fiscal Review- For 2024, the assessment fees for Stone Creek residents will be \$500/property. The association currently has \$3,144.21 in the checking account, \$9,412.77 in the savings account, and \$5,355 in outstanding dues (\$3,000 from a bank owned home).

Budget- The budget was presented for review

Motion to approve the annual budget made by Desiree, seconded by Candace.

Election of the Board: The election of the 2024 Board of the Stone Creek Homeowner's Association results as follows:

President, Laura Blakely

Director, Debra Wolfe

Director, Candace Lenard

Secretary, Desiree Lavin

Treasurer, Greg Socha

Q and A- Inquiries on pond issues over the summer concerning low pond water. Indication of 2 new security cameras going up in Frankfort Meadows. Suggestion of stop sign at Stafford and Stone Creek Blvd. White light distraction due to white lights on tree trunks should prompt board to consider switching parkway tree color scheme for next year per resident.