

HOBSON WEST COMMUNITY ASSOCIATION
ANNUAL MEETING MINUTES

DATE: March 5, 2008
TIME: 7:00 p.m.
LOCATION: Police Station Community Room

PRESENT: President Bev Schafman, Secretary Paula Dulli,
Treasurer Al Glodowski, Grounds Craig Walker
Plus 21 homeowners

President Schafman called the meeting to order at 7:04 p.m. After welcoming the homeowners, she introduced herself and the additional members of the board who were present.

Al Glodowski, treasurer, reported that the association finances were looking to be in good shape. Being the new Treasurer, he is trying to get up to speed on all the financial issues as quickly as possible. A majority of the cash on hand has been put into money market accounts with fairly reasonable interest rates. Billing issues with the natural gas provider have been cleared up for now and we are no longer getting billed for gas we are not using. Assessment checks have not been cashed yet as Al has been away every week-end and works during regular business hours; he's hoping to cash them next week-end.

Next, the Grounds/Insurance Manager Craig Walker informed the audience that this Spring, additional landscaping would be planted along West Street, using more colorful shrubs to provide additional year-round color. Some of the older shrubs and evergreens would be removed.

Mark Storey, Tennis/Concession Manager, sent an E-mail to Bev reporting that he is developing a program for children with Robin Henders, who managed the program last year. He is also interested in starting a Beat the Board Member Challenge, against himself, in order to evaluate the skills of residents, and encourage more interest in tennis. Possibilities are a ladies event on Friday morning, a men's event on Saturday morning, and mixed doubles on Sunday evening. See the website for more details and sign-up information.

Steve Dodd, V.P. of Pool Operations, sent word that all new furniture has been bought; ½ in house now, and ½ to be received before the pool opens. We will keep approximately 50 of the old chairs (in best condition) for overcrowded conditions, and are entertaining ideas from the residents for disposition of the remainder. Our previous Pool Manager, Mike Stock resigned due to the length of his commute, and was replaced by Scott Loscheider, a Hobson resident, who will work with Steve to hire the staff.

Much discussion centered around the plans for the new and improved landscaping. In response to homeowners' questions, Craig replied that the overgrown shrubs would be removed because they were killing the plantings around them. The new look should be more organized and clean looking. The landscaper chosen was our lawn maintenance company, Tender Lawn Care. Currently, \$5,000 is budgeted for bushes and shrubs—not including the mulch. The City of Naperville does not participate in landscaping expenses, except for trees.

Bev stated that the West Street median landscaping needed attention because the salt from the snow plows lands on the ground, and added to the exhaust fumes and too much traffic, this area suffers. One homeowner asked if any H.W. gardeners could do some of the work ourselves; Craig estimated that some money could be saved if the homeowners were willing to dig out the old trees and shrubs due for replacement at a savings of approximately \$1500. Most of the median from Emerald to Gartner will be re-planted. When asked about watering plans for the new areas, Craig replied that he will talk to our landscaping maintenance company about watering the flowers planted around the signs.

When asked about an accidental overpayment of our insurance payment, Al replied that we received credit for the overpayment in December to be credited to this year's bill. The problem occurred due to a lack of clarification in the identification of the insurance premium listing of items covered.

Bev talked about the need to replace the pool trellis as it is dangerous. We also need a shed for storage and better shade. Our existing utilities in the concession area are "grandfathered" into the existing code, but nothing can be attached to the existing structure without bringing everything up to code, which would be a huge expense. We are planning to hire a professional contractor to advise us what needs to be replaced immediately from a safety point of view.

The appearance of our entry signs was discussed; we need to decide what to do and what they should look like. The landscaping around these signs is very important to the appearance and impact of our subdivision. Craig said we could sand and re-paint for now, but we need to plan for a better solution in the future.

Rod Randall updated the homeowners that it has now been 3-1/2 years since the initial meeting between the Hobson residents and Crestview Builders about the townhouse development between the Ponds. Crestview twice offered the property to the Park District, before the re-zoning, who declined due to the proposed \$35 million rec center. Several residents have refused to give up on the preserving of the land for passive recreation uses, and are forming a PAC (Political Action committee) called Naperville Saves Open Space for the purpose of putting a referendum on November's ballot to have the Park District purchase multiple plots

of vacant land throughout the city. Meanwhile, the Park District tells us that negotiations are continuing with Crestview to arrive at a compromise proposal.

Additionally, all the streets of Hobson West are scheduled for re-paving this summer, along with curb repair as needed.

Bev reported that some recent vandalism has occurred involving broken glass on the sign case. If any resident sees suspicious activity or anyone climbing the fence to get into the pool area, please let someone know. The rules and regulations are posted, but they are very hard to enforce without repercussions. The Pool Manager is not contractually responsible for the tennis courts.

Someone suggested an additional gate just for the tennis court area, but this would allow children into the pool area without being checked, and would be expensive. It was suggested to not advertise the code for tennis court entry and change every year to limit access. Al suggested we ask for volunteers on the web site to put in an additional gate.

Pete sent word that we would be continuing the First Friday parties at the pool, with a different theme for every month.

Some residents expressed unhappiness with the Board charging residents \$100 to receive a letter from the Treasurer stating that their Homeowner dues are paid in full, at the time they sell their property. It is a legal requirement of a mortgage closing to have this letter, and after investigation of other subdivisions, this was found to be normal practice. Someone mentioned that many people do not know about this situation, and Bev said it was difficult to communicate new information voted upon by the Board since the minutes are not published. Another resident suggested when a new amendment is being considered, a copy of a proxy for the vote should be sent as a part of the amendment notification.

After Rod Randall updated every on the status of the Martin Mitchell property, Bev adjourned the meeting at 8:37 p.m.

Respectfully submitted,

Paula Dulli, Secretary