

HOBSON WEST COMMUNITY ASSOCIATION ANNUAL MEETING MINUTES

DATE: March 11, 2009

TIME: 7:00 p.m.

LOCATION: Police Station Community Room

PRESENT: President Bev Schafman, Treasurer Al Glodowski, Grounds Mark Storey, Tennis/Concessions Denis Nervig, Pool Operations Mark Zimmerman, Membership Mac Smith, Secretary Jill Ludlam plus 16 homeowners

President Schafman called the meeting to order at 7:03 p.m. After welcoming the homeowners, she introduced herself and the additional members of the board who were present. All outgoing members of the board were thanked for their participation.

She stated that the annual assessment has remained the same for 2009 and that the only major expenditure planned for this year is electrical upgrades at the pool. Due to a new law regarding pool drains, we may need to upgrade our pool drains to be in compliance.

Bev Schafman also addressed the postal mailing to residents not containing the capital reserve budget. She explained that the board is currently reviewing the information that was received from the capital reserve analysis. Once the review is completed and final documents received from the company providing the analysis we will make available the finalized capital reserve budget.

In regards to the pool and swim season, Bev announced that Mike Rigali has been hired to manage the pool for the upcoming season and that swim team, water polo and tennis signups will be held March 21st.

In addition, Hobson West will have a float in the annual Naperville St. Patrick's Day parade on Saturday, March 14th. All are invited to participate.

Denis Nervig, Tennis and Concessions, announced that applications are currently being accepted for concession jobs at the pool. Applicants must be at least 12 years old to apply. He is currently meeting with tennis pros regarding staffing the tennis teaching position for the summer.

Mark Zimmerman, Pool Operations, updated the residents on the off-season efforts being made. One is assessing the pool drains for compliance with the new law. He is also currently assessing life guard needs for the summer.

Mark Storey, Grounds, reported that he is planning a full review of our current insurance to ensure that we are adequately covered. He will also be putting out for bid the grounds work to be done in order to make sure the rates we are being charged are competitive.

Mac Smith, Membership, requested input from residents on improvements that can be made to the HW phone directory. The directory will come out next year.

Mark Storey thanked Erie McIntyre for his work as our web master for www.hobsonwest.org.

Al Glodowski, Treasurer, reported that the association finances were looking to be in good shape. One hundred percent of the homeowner assessments were paid in 2008. Three suits were filed against homeowners who had not paid assessments in multiple years – all those were ruled in our favor and assessments were paid. As of March 11, 2009, 55 homes had not paid their assessment for 2009.

In order to minimize our risk in this troubled economy, Al has split the Hobson West finances among three banks: 5th/3rd, National City and Harris Bank. He has also automated our utility payments to ensure no late fees are incurred. A 5 year CD was obtained at a 4% rate.

Treasurer Glodowski provided some additional detail on the capital reserve analysis being done by Reserve Advisors. The initial report was received late in 2008, some discrepancies were found and some parameters updated and information was resubmitted to the company. The final report should be made available to us in 1-2 weeks.

In 2008, four homes were sold in Hobson West. Thus far in 2009, we have had one home go into foreclosure and no sales.

We are currently in the process of bidding out the pool electrical upgrade project. We had budgeted \$10,000 for the project, but most bids are coming in around \$2,500, so we expect that project to be able to be completed under budget.

Al announced that he did have a more detailed budget available to residents to review after the meeting, if interested.

At this point, the meeting was opened for questions/comments from the homeowners present.

One homeowner requested that children past age 21 still be listed in the directory, just without birthdates. Bev pointed out that it is at the discretion of the homeowner to list or not list their children in the directory.

Mark Storey addressed the concerns about residents not shoveling sidewalks, especially along West Street. According to Naperville ordinance homeowners are responsible for removing debris from any sidewalk abutting their property. Jim Cavenagh felt that the ordinance wording was ambiguous enough to make it difficult to enforce this in regards to snow removal.

An estimate on the drain replacement project cost, if needed, was requested. Mark Zimmerman felt this cost would be between \$220-\$240 per drain and we may have up to 5 drains to replace.

A resident asked if we could expect additional revenue from the Mavericks Swim Team renting our pool for early morning practices. Bev replied that we have not been contacted yet regarding this, but with the pool renovations occurring this summer at Naperville North and Naperville Central, she would expect that the Mavericks Swim Team would be looking for additional practice space.

A homeowner commented that she felt a change was needed in the tennis pro that has been used for lessons in the past. Denis Nervig replied that a new pro would be brought in this year.

A resident updated us on the Ponds of Hobson West. A celebration is being planned by for the Naperville Park District on Saturday, May 9th at the site. The park district is looking for suggestions on how to use the open space. Submitted suggestions include parking, pavilions, barbecues and horseshoe pits. Any residents with additional suggestions should forward those to the Naperville Park District.

This same resident spoke on his position on the West Street Garden Plots. After his comments, President Schafman stated that this was not an issue for the Hobson West Board and discontinued further discussion on this matter.

Homeowner, Marty Ellig, brought up the \$100 fee being assessed to residents who are moving to obtain a letter stating that their homeowner assessments are paid to date. Much discussion was held as to why this fee was charged and the policies of other area homeowner associations in regards to this. Jim Cavenagh informed us that, as a real estate attorney, this is a common closing cost and that many groups charge much more. Some discrepancy between HO groups that did not report charging a fee may be because their assessments are collected by an outside management company and the fee is charged by the management company to obtain the letter. President Schafman stated that the letter is provided by our treasurer and that this fee is pure revenue. There is no payment provided to anyone for producing the letter. She will review the minutes from when this charge was approved and the current board will revisit this at the April board meeting to determine if the fee will stay the same, be reduced, or be discontinued.

A resident inquired as to how to obtain a list of area students willing to perform odd household jobs. Bev responded that in past years such a list has been maintained at the pool by the Pool Operations board member. It was suggested that we could add this to the website for residents to contact the pool operations board member to have the list e-mailed to them. We were not comfortable with putting students' contact information on the website directly.

This ends the public portion of the March 2009 meeting.

The meeting was adjourned at 7:50pm.

Respectfully submitted,
Jill Ludlam, Secretary