

HOBSON WEST COMMUNITY ASSOCIATION ANNUAL MEETING MINUTES

DATE: March 10, 2010

TIME: 7:00 p.m.

LOCATION: Nichols Library 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 11 homeowners

President Schafman called the meeting to order at 7:05 p.m. After welcoming the Homeowners, she apologized for the venue change from the Police Station to Nichols Library. The Police Station closes at 5pm now. Residents suggested alternative sites of the Naperville Park District or area realtors' offices.

Bev introduced herself and the members of the board. President Schafman noted that the board had not changed as no one volunteered to fill what would have been the vacant positions and she thanked the current board members for stepping up to run again.

She stated that the annual assessment has remained the same for 2010 and that all assets have been maintained. For budget planning we are currently on track or ahead of plan for all future major expenditures.

Denis Nervig, Tennis and Concessions, announced that last year's tennis instructor, Hugh Flanagan, will be returning for 2010. He and Hugh are currently working on plans for lessons, adult play and tournaments. New wind screens have been ordered that will entirely screen the tennis and pool areas.

A homeowner asked about the status of the volleyball court outside the tennis area. Denis reported that he will be getting a new net, the sand sifted, and boundaries marked for it in 2010 and there will be volleyballs available to check out with the guards. Resident, Doug Dallmer, indicated that he has a volleyball net he would donate to the Homeowners Association.

Jill Ludlam, Secretary, had no report for this meeting. A resident asked as to the best way to stay informed on happenings in the neighborhood and was directed to the website at www.hobsonwest.org.

Mark Storey, Grounds and Insurance, reported that he recently completed a full review of our current insurance to ensure that we are properly covered. In 2009, he solicited bids for the ground work to be done in order to make sure the rates we are being charged are competitive. Our current company, Tender Lawn Care, returned with the most competitive rates. TLC will be used again in 2010.

Mark indicated that there have been some suggestions of common area plantings, but the issue is the on-going maintenance associated with those. He would be happy to discuss options with homeowners. He indicated that the Hobson West subdivision signs will be getting a fresh coat of paint in 2010 as well.

A homeowner asked about the ownership of the medians on West Street. These are maintained by Hobson West as a result of agreements made with the city when the subdivision was being planned. The homeowner's concern was that some of the larger trees are beginning to impair lines of sites for motorists pulling out onto West Street. Mark will work with the homeowner to understand where the problem areas lie and will work to resolve the issue.

Al Glodowski, Treasurer, reported that the Association finances are in good shape. He had anticipated difficulty in having assessments paid in 2009, but that was not the case.

Treasurer Glodowski shared that the capital reserve analysis done by Reserve Advisors in 2009 was used to update the current capital reserve plan. The capital plan calls for the pool parking lot to be replaced in 2010, but based on its condition we will try to extend its life an additional 1-2 years. The subdivision entrance signs are due to be replaced in the next year or so. The pump at the pool will be replaced prior to this season, with the previous pump lasting for 30 years.

There have been no significant changes to the budget for 2010. In 2009, weather prohibited use of the pool on many days, keeping pool costs lower than planned. Per the capital reserve plan, we should be saving \$30,000 toward future capital expenditures per year. In 2009, we saved \$48,000.. We are currently on track for the 2010 budget expenditures.

As of March 10, 2010, 40 homes had not paid their assessment for 2010. These homeowners will have to pay an additional \$25 late fee. With the assessment remaining at \$390 for 2010, the assessment has remained unchanged for five years.

Homeowner, Jim Cavenagh, registered agent for the Homeowners Association, added that we currently have one pending foreclosure in Hobson West.

A homeowner asked Al what recourse the board took against those who did not pay their assessments. Al explained that the Homeowners Association files suit against those who fail to pay. The delinquent homeowner then becomes responsible for the assessment, the late fee and all associated court costs resulting from the suit.

A homeowner asked Treasurer Glodowski, if it would be possible to pay the Association fees on a monthly, rather than annual, basis. Al will discuss this with the Board, but his initial reaction was that this may make the process prohibitive to manage for a volunteer.

Treasurer Glodowski provided some additional detail on the budget. In his review of the past several years, he has not seen any budget category move more than 3% either up or down from the previous year. This indicates to him that there are no budget anomalies.

Mark Zimmerman, Pool Operations, updated the residents on the off-season efforts being made. Midway through the 2009 season, the unusually high water bill alerted the Board to a problem. A leak detection company determined several leaks along the sides of the pool, under the metal edging. These leaks were repaired once the pool was drained for the season.

As noted by Treasurer Glodowski, the original pool pump, along with its associated electrical work, is in process of being replaced for the 2010 season. The interior of the pool house, guard area and locker rooms, are being repainted. Also, prior to the pool opening, the concrete apron that surrounds the pool will be entirely replaced. A homeowner inquired about other pool mechanics that may need replaced. Mark Z. noted that all major mechanics have been replaced. The boiler was replaced in 2007 and the pump in 2010. Both have 15-year life expectancies.

In the area of pool operations, Mark Z. noted that we will have co-pool managers in 2010 – Scott Loscheider and Jim Lullo. Renewal offers are going out to returning guards and to non-resident pool members. Mark is also interviewing new guards.

A homeowner asked if there was any additional damage due to the leaks this past summer. Mark Z. indicated that he does not believe so, but to be sure would require substantial surveying and analysis.

A homeowner asked for additional information regarding the non-resident pool memberships. Mark Zimmerman shared that non-resident swim team members are required to join the pool at \$585/family. In past years the Board has also offered a limited number of non-resident pool memberships at \$780/family. These memberships combined generally total 40-50 people/summer. Treasurer Glodowski noted that these memberships provide a significant source of revenue for the Homeowners Association and help to keep our assessments stable. Mark Z. added that we do have a guest policy that allows homeowners to bring guests to the pool at a rate of \$3/person on weekdays and \$4/person on weekends.

A homeowner commented that she had experienced swim lessons being offered during adult swim. Mark Z. asked her to notify him if she sees this as a problem in 2010 so that he can be addressed.

A homeowner asked about the procedure to host a party or family reunion at the pool. Mark Z. reported that the procedures are on the website. All requests must be made with the pool manager and a deposit of 50% of the anticipated guest fees is required at the time of the request.

Mac Smith, Membership, reported that the HW phone directory for 2010 has been distributed to the block captains for dispersion. He explained some of the changes that have recently occurred with the block captains and thanked them for their work in helping to distribute the directories to the homeowners.

A resident noted that the sign on the front of the 2010 directory does not have Hobson capitalized and he hopes that will change when new signs are purchased in the future.

A homeowner asked about the responsibilities of a block captain. Mac responded that they are an extension of the Board. They are asked to welcome new homeowners, distribute the directories and event fliers, and at times help with special solicitations, such as the petitions regarding the Hobson West Ponds.

A resident noted that in 2003 there was an attempt made at organizing a Yahoo Group for Hobson West to be able to e-mail information directly to homeowners. Secretary, Jill Ludlam, is familiar with Yahoo Groups and has volunteered to reestablish a Hobson West group in hopes that it will help get information directly to homeowners in a timely manner.

Resident, Jim Cavenagh, thanked the Board for their work and fiscal responsibility.

Resident, Rod Randall, provided an update on the Hobson Ponds. The celebration was held in 2009 in conjunction with the Naperville Park District. Despite efforts to have a gravel parking lot and/or shelters constructed, the NPD has no improvements planned for the site at this time.

A resident also informed the Board that City Council is considering the addition of a stop light at Osler Road at West Street. If this is approved the stop signs on West Street would be removed.

The public portion of the March 2010 meeting was concluded at 8:15pm.

Respectfully submitted,
Jill Ludlam, Secretary