

HOBSON WEST COMMUNITY ASSOCIATION
ANNUAL MEETING MINUTES

DATE: March 7, 2011

TIME: 7:00 p.m.

LOCATION: Naperville Municipal Building – Meeting Room A

PRESENT: President Al Glodowski, Secretary Jill Ludlam , Tennis/Concessions Denis Nervig (late arrival), Membership Jerry Staraitis, Pool Operations Mark Zimmerman, plus 14 homeowners

Note: Questions and answers posed by homeowners will be in italics.

President Glodowski called the meeting to order at 7:04 p.m. He welcomed those Homeowners in attendance and thanked them for coming out. He explained the absences of board members Sally Parker and Mark Storey and then proceeded to introduce the board members.

Al stated that 2010 had been a good year for the association. We ended the year under budget, the annual assessment has remained the same for 2011, a leak in the pool has been fixed, the pool interior spaces were upgraded and some needed landscaping maintenance performed. For 2011 we will look to maintain our assets and continue projects as planned. The most major planned expense is the resurfacing of the pool parking lot which has exceeded its planned life.

He noted that the annual assessment has remained stable for six years now. Given the current real estate market conditions, Hobson West has fared remarkably well. The association has only seen 3 foreclosures since 2007 and had 12 home sales in 2010. One homeowner commended the Board for their fiscal responsibility.

Jerry Staraitis, Membership, reported that the HW phone directory for 2010 was distributed and a new one will be made available in 2012. He expressed gratitude for the 25 homeowners who act as block captains and recognized Jerry Sass and Connie Stephens for having served for over 20 years. He has a block captain meeting scheduled for the near future. Anyone interested in serving as a block captain should contact Jerry as we could use about 5 more individuals to help out.

He reviewed the social events of 2010 as being the Easter Egg Hunt, Fun Fridays and the August Pig Roast. For 2011, resident Jennifer Hoffman will again be organizing the Annual Easter Egg Hunt on Saturday, April 23rd at 1pm. Residents Carolyn Vandenbroucke and Lynne Smith will be organizing a group garage sale at the pool parking lot on Saturday, May 21st from 8:30am – 4pm. Resident Jim Cavenagh will be organizing the First Friday family fun and potluck at the pool beginning with Friday, June 3rd at 5:30pm. The 2nd Annual Pig Roast will take place on Saturday, August 20th.

Jerry requested ideas from any homeowner on social activities. He is in the process of developing a survey to go to all homeowners regarding social activities in Hobson West.

Q: What happened to the steak fry that used to occur in Hobson West?

A: It became increasingly difficult to get people to commit to attending and at a cost of \$75/person, a proper headcount was required in order to properly plan the event. At a lower cost point, it was replaced with the Pig Roast.

Denis Nervig arrived at 7:16pm.

Jill Ludlam, Secretary, reported on the Hobson West Yahoo group which was formed as a result of discussion at last year's annual meeting. The group currently has 75 members and has been positively received by the homeowners. A total of 20 messages were sent out in the past year and the group is getting more use as more residents sign up.

Q: Can more than one e-mail address per household be added to the list?

A: You can add as many e-mail addresses as you would like to the list.

Denis Nervig, Tennis and Concessions, announced that last year's tennis program saw an increase to 160 students and included junior lessons, a junior high and high school group, a women's league and an adult league. All of this was accomplished without impeding play for Hobson West residents. For 2011 he hopes to add in clinics with both pros and vendors. The 2011 youth lesson times will be adjusted to reflect the changes in the swim team practice times.

Denis noted that a volleyball net was added to the sand volleyball court in 2010. Volleyballs, badminton equipment, horse shoes and bocce ball are all available for check out from the guards. The damaged basketball hoop was removed from the court and this year we hope to continue the replacement of wind screens and an additional tennis bench for seating.

Denis noted that concessions is moving forward for 2011.

Q: Why are there not more healthy alternatives at the pool concessions?

A: We added healthy snacks to the concessions menu in 2010 and saw over \$200 of product go to waste. There was not a big demand for it.

Q: Is there a list of what is available at concessions?

A: It is posted at the concession area and this year Denis would also like to make it available on the web site.

Q: When is tennis, water polo and swim team registration?

A: March 19th, 8am-10am at St. John's Church

Q: How can a non-resident join swim team?

A: Contact the Swim Team membership chair via the link on the swim team page of the Hobson West web page.

Mark Zimmerman, Pool Operations, updated the residents on the 2010 pool improvements. In 2010, the 30 year old pool pump was replaced, along with the concrete apron around the pool's edge. The locker rooms and guard areas were painted and a new polymer floor was added to these areas. Plans for 2011 improvements include replacement of the cracking concrete in the front of the building, fixing the underwater lighting in the pool, adding an additional overhead light to the south end of the pool, replacing the shower valve apparatuses in the locker areas and the repainting/recoating of the baby pool. In the next year or so we will need to repaint/recoat the main pool which was last done in 2002.

Mark noted that the Hobson West lifeguards did a fine job in their core responsibility in 2010. We had two incidents where our guards were called into action and performed well. The initiative for 2011 is working with the pool's managerial staff to develop better practices for housekeeping and system operations.

Mark updated the homeowners on the litigation that has been brought against Leisure Lite due to their failure to deliver pool furniture as promised in 2009. A suit has been brought against the company in Florida and was taken on a contingency basis. We are hoping to receive a default judgment.

Q: How much do the non-resident family memberships cost and how many are issued?

A: In past years the Board has also offered a limited number of non-resident pool memberships at \$780/family. These memberships combined generally total 30-40 people/summer. Non-resident swim team members are required to join the pool at \$585/family. It was noted that these memberships provide a significant source of revenue for the Homeowners Association and help to keep our assessments stable. We also have been fortunate to receive additional revenue from the Maverick's Swim Team which has rented our pool from 5:30am – 7am over the past summers for practices.

Q: There are doors near the ceiling of the ladies locker room that are open. Why and who has access to that area?

A: The doors are there to allow for proper ventilation. The area where the doors are is not accessible to anyone in the upstairs storage area of the pool building.

Q: Can the pool do a better job of notifying residents when the pool will be closed for events such as swim meets?

A: The staff is supposed to post the day before a sign regarding the pool's closing. We will look into how this can be better communicated to our homeowners.

Q: With the demographics of the neighborhood changing and there being more "empty nesters" who are not using the pool frequently, is there a way to allow them to not pay a guest fee for when they just want to bring in a grandchild for a day? Perhaps a certain number of "tickets" for a free guest issued each year. Homeowners find it frustrating to

pay the annual assessment and then pay a guest fee for the one time a year they want to use the pool.

A: The policy has been that any non-occupant of the home needs to pay a guest fee to enter the pool. This policy was developed to allow for consistency for those administering the system. Currently any guest under age 2 is free of charge. The board will review this policy for the 2012 season to determine how we may be able to maintain the consistency and meet more homeowners' needs.

Q: Are all the lifeguards at Hobson West residents?

A: We generally have one or two guards that are non-residents, usually from non-resident pool members. The rest are all residents.

Q: Are renters allowed access to the pool and how many renters do we currently have in Hobson West?

A: Once the annual assessment has been paid, the occupants of that home are allowed access to the pool regardless of if they are homeowners or renters. The board is only aware of 4-6 homes that were rented in the past year.

Q: If the main pool is in need of repair, why is the board prioritizing the pool parking lot over these fixes?

A: The pool experts we have consulted with have advised that the main pool will need repainting/recoating sometime in the next year or so and that this is not an immediate need. Given the need for depreciable item for the 2011 tax year and that the pool parking lot is past its remaining life on the board's capital reserve plan, we feel this is the top priority for 2011.

Q: Will the pool be getting one of Naperville's new Smart Meters to monitor energy usage?

A: It is unknown at this point.

Mark Storey, Grounds and Insurance, was unable to attend the meeting, but provided the following report which was read by President Glodowski:

"You may have noticed last fall the trees and shrubs in and around our pool and tennis facility were trimmed and in some cases removed. It had been way too long since this was previously done if it had been done at all. Two Hawthorn trees were removed because they actually became a health hazard with their long thorns. The overgrown shrubs that blocked the entrance sign to our neighborhood at the corner of West Street and Naperville/Plainfield road were also removed. New plantings will be going in this spring in those places. I plan to have the three neighborhood entrance signs cleaned up and repainted this summer. We usually have mulch put down throughout neighborhood common areas every two years and that is scheduled for this year.

We continue to be adequately insured for potential losses."

A homeowner commended Mark on his job with Grounds and Insurance noting that Mark takes on many of the projects himself.

Q: Has the Board looked into negotiating a “group rate” for an arborist to treat our area Ash trees to protect from the Emerald Ash bore? The resident noted that trees that have been treated can be registered with the city and may be able to be saved if a mass destruction of these trees is deemed necessary due to infection.

A: The board asked the resident to please forward information on this to Mark Storey and we would look into it.

A discussion was held in regard to snow removal during the recent blizzard and leaf removal. These are city service issues but it was a good discussion on ideas and frustrations.

The meeting was adjourned at 8:30pm.

Respectfully submitted,
Jill Ludlam, Secretary