

HOBSON WEST COMMUNITY ASSOCIATION  
ANNUAL MEETING MINUTES

DATE: March 20, 2012

TIME: 7:00 p.m.

LOCATION: Naperville Municipal Building – Lunchroom

PRESENT: President Mark Zimmerman, Secretary Paula Fraser , Tennis/Concessions Denis Nervig, Membership Jerry Staraitis, Pool Operations Pat Bell, Treasurer Sally Parker, Grounds and Insurance Eric Jungnickel, plus 19 homeowners

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

Meeting called to order at: 7:02 by Mark Zimmerman

Mark Zimmerman, President:

Mark was in charge of Pool Operations last year, so he gave updates on some of last year's issues: there is a new light at the south end of the pool. It was too dark in that area for water polo matches, swim team meets, and diving board use in the evening. At the end of the summer, the entire inside of the pool was painted. Diamond Brite coating was applied to the bottom of the pool some years ago; however it does not last as long as expected in a northern climate because of heavier chlorine use. It was decided to not use Diamond Brite for the repainting. The new product is warranted for 2 years; it requires periodic maintenance but should be a noticeable improvement.

The parking lot has not been coated in 11 years; it is deteriorating and has reached the end of its useful life. There are sufficient funds and the Board has determined that the lot should be dug out and replaced with new asphalt. To enhance the lot, a landscaped median, 5-6' wide, will be installed. It will break up the area visually, but will not take away any parking spots. Potential vulnerability to clubhouse break-ins is a concern. For security, a light will be installed in the median, as will a security camera trained on the front of the building.

We have not had to raise our annual fee for the last 5 years. Our pool is 30 years old and repair and maintenance on it is increasing. Nevertheless, we have been able to keep expenses down.

*Q: Timing of parking lot re-do?*

*A: Late April or early May at the latest. Temperatures have to be consistently above 50 degrees. Must be done by the 3<sup>rd</sup> week of May.*

*Q: Was any consideration given to a porous surface?*

*A: Expense of these surfaces was prohibitive, at least 400% greater.*

*Q: Have the necessary permits been obtained?*

*A: Maul will get the permits; Volt (electrical contractor) is also working with the City to obtain the necessary permits.*

*Q: Any consideration given to lighting the sign at entrance to parking lot now that we are doing electrical work in the area?*

*A: Other associations have dealt with this and extra permits are needed. This option was not pursued.*

Eric Jungnickel, Grounds and Insurance:

Grounds are bid out every year; call Eric with any concerns regarding contractor. We get quotes every other year for insurance and we are staying with our current provider. New signs will be installed. The one in the median on West cannot be lighted. Perhaps the one on 75<sup>th</sup> street could be lit. It was lit some years ago but it wasn't installed well, and has not worked for years. May use a wood-like substance for signs for durability.

*Q: Are we paying to mow the area by the pool? (yes) The Ponds? (no)*

*A: Also, we mulch every other year – next year it will be done.*

*Q: Will there be landscaping by the new signs?*

*A: Perhaps homeowners would volunteer to maintain the areas on a rotating basis.*

Sally Parker, Treasurer:

Highlights of 2011 Budget: Ending cash balance was below what was projected by \$23,000 primarily due to unbudgeted pool liner and shower repairs, and the Volt lighting at pool. We had only budgeted \$15,000 for capital items. Lifeguard salaries were down a bit, which helped.

We paid income taxes for the first time in recent history – much of our property is now older and fully depreciated. Due to the planned capital spending, we do not anticipate paying taxes in 2012. The Association holds \$246,000 of capital reserves in 5 different CDs. \$116,000 of those carry an interest rate of 4.45%. Credit Al Glodowski for that!

*Q: How much longer is the money in those CDs?*

*A: Until 2013, some until 2015, but we probably will have to pull one for the parking lot. One of the lower interest paying CDs will be used.*

There is an estimated \$298,000 needed for capital reserves, and we had \$313,000 at 12/31/11. Reserves will be depleted somewhat in 2012 due to planned capital expenditures. Sally estimates that we will need about \$250,000 in our capital reserves. We are in good shape for covering anything that may come up.

Regarding assessments: three homeowners never paid their assessments for 2011.

One property is in foreclosure. The other two properties have had liens placed on them, but one subsequently went into foreclosure. Regarding foreclosures, Jim Cavanaugh mentions that we are much better off than any other HOA that he represents. \$25,000 towards our pool expenses comes from pool memberships from non-residents. This year, 38 assessments are unpaid at 3/20/12. Sally will be calling the households. We have sold 3 homes already this year. Only 7 sold all last year.

*Q: When a house goes into foreclosure, do we ever get those assessments?*

*A: A new statute went into effect recently – we can recoup up to 6 months of unpaid assessments plus costs and attorney's fees. Usually this means filing a lawsuit to reclaim unpaid assessments.*

*Q: State or Federal?*

*A: State*

*Q: median price of homes in Hobson West?*

*A: Under 500K. closer to 400K. comps have gone down.*

Denis Nervig, Tennis and Concessions:

A new tennis pro has been hired, and the new program will save players money. For the same fee as last year, there will be more time on the courts. There will also be more members-only time slots. Coach Enge. USPTA Pro, has 18 staff members, who have worked with him from 6 – 22 years. He is in charge at 5 different HOAs plus the Downers Grove tennis club. The larger variety of times will sync up with our swim team resulting in more options. There will be a women's league again. Coach Enge will be making some rackets and balls available to check out free of charge, and there will be some free Pro days as well. Registration is April 21 – check the website. Coach Enge would like to have 2 registration sessions.

*Q: What's the minimum age for lessons?*

*A: 6 years old*

*Q: When will the nets go up?*

*A: Nets will go up the end of this month unless someone would like to volunteer to help get them up earlier!*

Cracks in the tennis playing surface will be repaired

*Q: How are the windscreens?*

*A: They are still good from last year. 3-4 years ago the nets were replaced. Minor repairs are necessary on the nets. There is a possibility of adding 3-4 gal water containers at end of nets. But still discussing who would fill and monitor them.*

*Q: Who is managing the pool this year?*

*A: Keith Hermann*

Concessions: Lifeguards will serve 15 minutes out of their rotation, eliminating the need to hire other teens.

Jerry Staraitis, Membership:

The Membership Directory was printed and distributed. There are 31 block captains for 32 assignments. New configurations for the blocks we determined; it was decided to associate properties and form the configurations that way. Some block captains wanted to keep their blocks the way they were. We have 13 new block captains this year.

Last year's social events were the Easter Egg Hunt and the Pig Roast. It's not clear if we will do the pig roast again. There may be a different theme. Jennifer Hoffman will again chair the Egg Hunt at the pool April 7 at 1 pm. Last year there was great weather and good participation. The subdivision Garage Sale and the Flea Market at the pool had low participation. Thank you to Lynn Smith and her committee for all the hard work.

Emerald Ash Borer update: there has been a thorough investigation; check the website for a white paper on the subject. If an infected ash tree is in parkway, the city will treat it, unless the tree is 50% gone. Then they will take out the tree.

The membership survey has been posted on website. There are lots of good ideas from our homeowners, and many respondents became block captains. There were some good ideas for activities but were given anonymously. Jerry encourages new leaders to come forward to volunteer to lead. Friday nights at the pool continue to be popular. The Community Picnic had 130 attendees. It is being held August 25<sup>th</sup> this year, the last Saturday in August. Please volunteer, and check with Jerry. No word yet on other events scheduled, but sign up for Yahoo group to stay informed.

Mark concurs that we as a board are willing to help organize and stand behind community events – tailgating parties or movie nights, e.g. The Board is a resource to make sure homeowners' ideas take flight.

Paula Fraser, Secretary:

The Yahoo group has 160 members. To subscribe, send an e-mail to hwhomeowners-subscribe@yahoogroups.com from the e-mail address you would like to have subscribed. (See hobsonwest.org for further instructions.)

Pat Bell, Pool Operations:

The new pool manager, Keith Hermann, knows lifeguarding and mechanicals, so we won't have to outsource some of these things. Interviewing of lifeguards begins Sunday March 25th at 2 pm. Mark remarked that Keith Hermann will improve lifeguard operations at the pool. Tony Senkevicius will be assistant manager. The Board is discussing solutions regarding pool guest passes for homeowners' grandchildren.

*Q: Will the Mavericks Swim Club again supplement the revenue stream?*

*A: It hasn't been determined yet. Revenue could be \$1500-2000 additional.*

*Q: Will there be swim lessons this year?*

*A: Yes. Keith Hermann's experience in maintaining large pools means lesson times will be better coordinated, and he will help us realize all the revenue we are entitled to*

*Q: Who's giving lesson?*

*A: Primarily lifeguards. Keith will make recommendations to us as to how to police and maintain oversight over the situation.*

General Questions from residents:

*Q: Is there a possibility of engaging with the City to extend the wall on 75<sup>th</sup> St to our subdivision? Without us incurring expense? Some houses are very close to 75<sup>th</sup>.*

*A: The Board can discuss solutions. The raised area (berm) was specific to the pool. That would have to be funded by community association. There were already discussions with the City as to whether we had to maintain the median on West Street. The way this plat was laid out, it was agreed that our subdivision would take it on. It would probably be difficult to get the City to pay for it because the berm would be on our property. What would that mean for residents who live along West Street? There is a lot of traffic there as well. Mark foresees definite financial obstacles to building berms. One homeowner recalled the berm being built to keep children from running across 75<sup>th</sup> St. Another homeowner recalled that the material to build the berm was donated by someone with a construction company. Others heard it was to block Antietam from the pool.*

*Q: Might there be a stop sign installed on West street? On Williamsburg and West or Gartner and West?*

*A: (from homeowners): City did a traffic study before but we didn't get one.*

Jerry Staraitis: Jerry would like to have old directories (1999 and earlier) for names of Board members. It might be nice to publish them. Please give any information to Jerry. In regards to Yahoo group: "Hotlines," the community newsletter, used to have a space for kids and residents to advertise jobs and helpers wanted. Jerry would like to figure out a way to encourage this exchange of information without endangering any young peoples' information. He welcomes feedback and volunteers for this project.

Denis Nervig moved that the meeting be adjourned, Pat Bell seconded, all aye. The meeting was adjourned at 8:07 pm.

Respectfully submitted,  
Paula Fraser, Secretary